



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

NEWARK AND RURAL SOUTH SUB-AREA (1)

2017

Averham

Site Reference Number: 16_0178 Site Address Land east of Staythorpe Road / west of Staythorpe Road, Averham
Housing/Employment/Both: Housing Area (Ha): 2.21
Parish: Averham Ward: Trent

Suitability Conclusion: May be suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council’s Preferred Approach amendments. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test.

SUITABILITY

Character Land Use Location: May be suitable

Location: Adjacent village PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 2.21
 Area Character: Countryside / residential
 Setting : Countryside / residential
 Current Use: Agriculture

Policy: May be suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues:

Access to Services : May be suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 5987m		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 470m	

Physical Constraints : May be suitable

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Highway Engineers Comments: Acceptable but access to be taken from Staythorpe Road only

Topography Constraints:

Contaminated Land?: No

Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 2 Very Good

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 26% Flood Zone 2

Surface Water Flooding: Very low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be suitable

Impact on views:

Impact on existing recreational use:

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

Suitability Conclusion: May be suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5

Availability Other Issues:

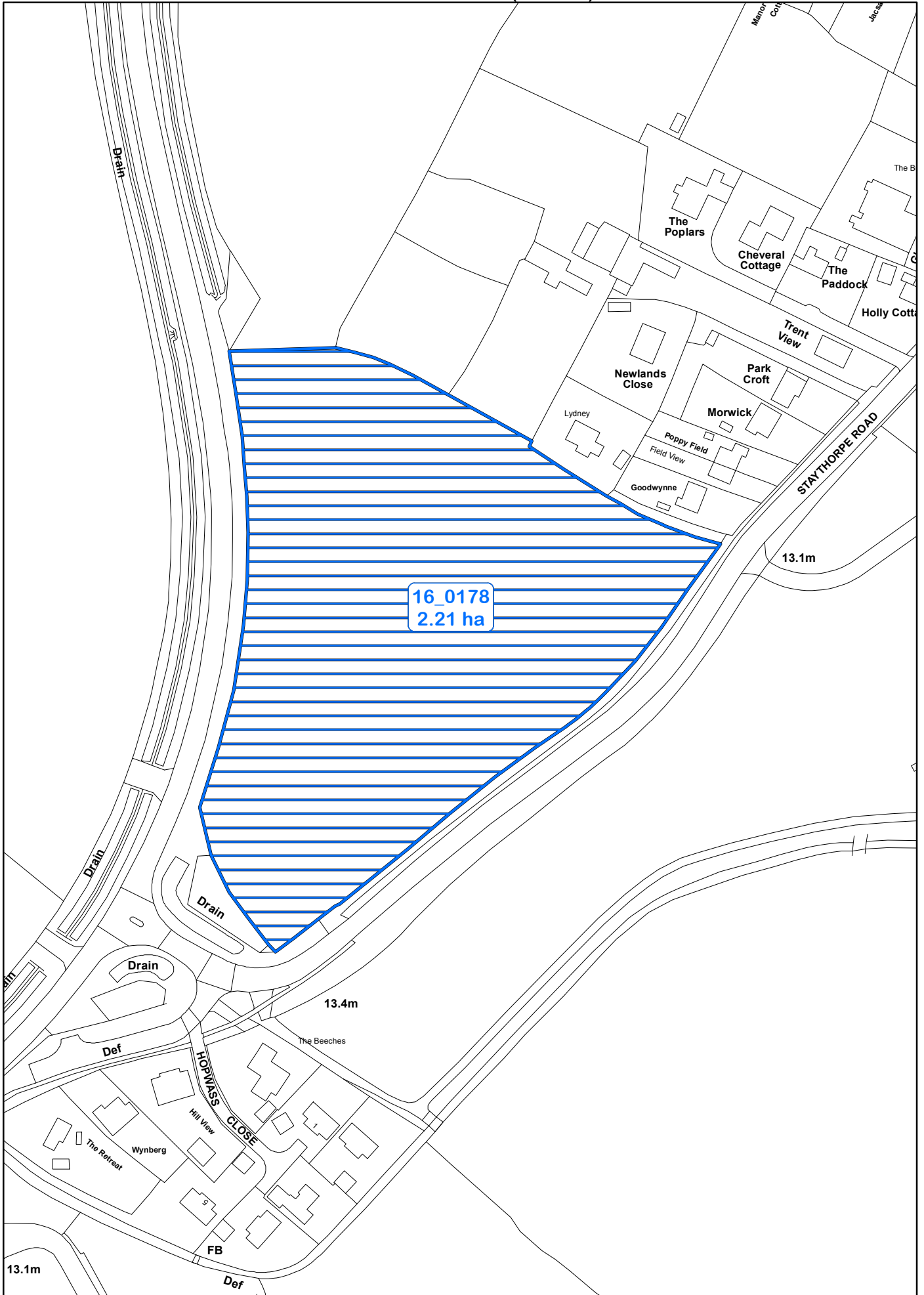
Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0179 Site Address Land west of the close and Pinfold Cottage, Averham	
Housing/Employment/Both: Housing	Area (Ha): 0.48
Parish: Averham	Ward: Trent
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	
Achievability Conclusions:	N/A
Achievability Comments:	Not suitable
OVERALL CONCLUSION:	
Highways constraints mean this site is not suitable.	

SUITABILITY

Character Land Use Location: May be suitable	
Location: Adjacent village	PDL/Greenfield Greenfield
	Area: PDL Area: Greenfield 0.48
Area Character: Countryside / residential	
Setting : Countryside / residential	
Current Use: Agriculture	
Policy: May be suitable	
Current Policy Status: SP3 DM8	Other Policy Constraints:
Conflicting Issues:	

Access to Services : May be suitable	
Within 800m or 10mins walking	Within 30 mins travel by public transport
Primary School: Yes Bus Stop: No	Secondary School: No Retail Area:
GP/Health Centre: No Cash Machine Post Office:	Further Education: Yes Hospital: No
Store of Local Importance:	Supermarket: Employment: Yes
Proximity to town centre: Over 1km from a town centre. 5487m	Proximity to Transport Node: Over 1km from a major public transport node
Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 373m

Physical Constraints : Not Suitable
Highway Engineers Comments: Unacceptable due to access junction spacing and contrary to 6C's

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design guide	
Topography Constraints:	
Contaminated Land?: No	Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural land quality : 100% Grade 2 Very Good	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: Very low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated):

Suitability Conclusion: Not suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: Not suitable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

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SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0180 Site Address Manor Farm off Staythorpe Road, Averham
Housing/Employment/Both: Housing Area (Ha): 0.73
Parish: Averham Ward: Trent

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Not Suitable

OVERALL CONCLUSION:

Unacceptable due to access junction spacing with Ayrshire Way. Approximately 6% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Highways and flooding constraints mean this site is not suitable.

SUITABILITY

Character Land Use Location: Maybe suitable

Location: Within village PDL/Greenfield PDL
 Area: PDL 0.73 Area: Greenfield
 Area Character: Residential with some agriculture
 Setting : Residential
 Current Use: Agriculture

Policy: Maybe suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues:

Access to Services : Maybe suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 5498m		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 284m	

Physical Constraints : Not Suitable

Highway Engineers Comments: Unacceptable due to access junction spacing with Ayrshire Way

Topography Constraints:

Contaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 43.92% Grade 2 Very Good, 56.08% Grade 3 Good - Moderate Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: 6% Flood Zone 3, 28% Flood Zone 2 Surface Water Flooding: 1% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: | Impact on existing recreational use:

Protected Species/Habitats : Tree Preservation Order:

Natural Features on site

Conservation Area : No Heritage asset (designated & non designated):

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Not Suitable

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: 0-5 Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

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Achievability Conclusion: N/A

Additional Comments

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SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0181 Site Address Land south of Church Lane
Housing/Employment/Both: Housing Area (Ha): 0.77
Parish: Averham Ward: Trent

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Not Suitable

OVERALL CONCLUSION:
This site does not have a suitable access. Part of the site lies within Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Any development will need to take account of the sites location within the Conservation Area. Highways constraints mean this site is not suitable.

SUITABILITY

Character Land Use Location: May be suitable

Location: Adjacent village PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 0.77

Area Character: Countryside / residential
 Setting : Countryside / residential
 Current Use: Agriculture

Policy: May be suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues:

Access to Services : May be suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 5637m		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 371m	

Physical Constraints : Not Suitable

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Highway Engineers Comments: Not acceptable due to poor access	
Topography Constraints:	
Contaminated Land?: No	Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural land quality : 100% Grade 3 Good - Moderate	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone: 29% Flood Zone 2	Surface Water Flooding: Very low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : May be suitable	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : Yes	Heritage asset (designated & non designated):

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: Not Suitable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5	Availability Other Issues:
Viability Comments:	

Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

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SHELAA 2016 Sites (Landscape)



Balderton

Site Reference Number: 16_0001 Site Address Land off Denton Close, Balderton
Housing/Employment/Both: Housing Area (Ha): 1.56
Parish: Balderton Ward: Balderton South

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Site Not Suitable

OVERALL CONCLUSION:
 Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site(Sinc) and local sewage works. The presence of trees with Preservation Orders could prevent part of the site being developed. However, the site lies mainly within Environment Agency flood Zone 3 where residential development should be resisted which makes the site not suitable for development.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Outside Urban Area, Adj to boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 1.56 Ha

Area Character: Residential/Countryside
 Setting : Countryside
 Current Use: Agriculture/grazing

Policy: May be Suitable

Current Policy Status: Outside NUA SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Outside Urban Boundary

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine Post Office: Yes	Further Education:	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre		Proximity to Transport Node: Over 1 km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 464m	

Physical Constraints : Not Suitable

Highway Engineers Comments: Indirect from unclassified road.

Topography Constraints: No

Contaminated Land?: Maybe Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site.

Agricultural land quality : 98.8% Not Applicable - Access to Utilities: Yes
Urban, 0.02% Grade 3 Good - Moderate

Site Apparatus: None

Neighbour Issues: Water reclamation works to west. Sewage works to south.

Flood Zone: 80.5% Flood Zone 3 plus 3% Flood Zone 2

Surface Water Flooding: 3% of site at high risk, 8% at Medium risk, 57% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats : Abuts Sinc 2/803 - Lowfield Lane Grasslands, Balderton. Indirect impacts might occur.

Tree Preservation Order: TPO N101 - Large group of trees and boundary trees to all but eastern edge. Constrains approx 40% of the site

Natural Features on site Drainage ditches

Conservation Area : No

Heritage asset (designated & non designated):
No

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Yes

Achievability Comments:

Ownership Constraints: No

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

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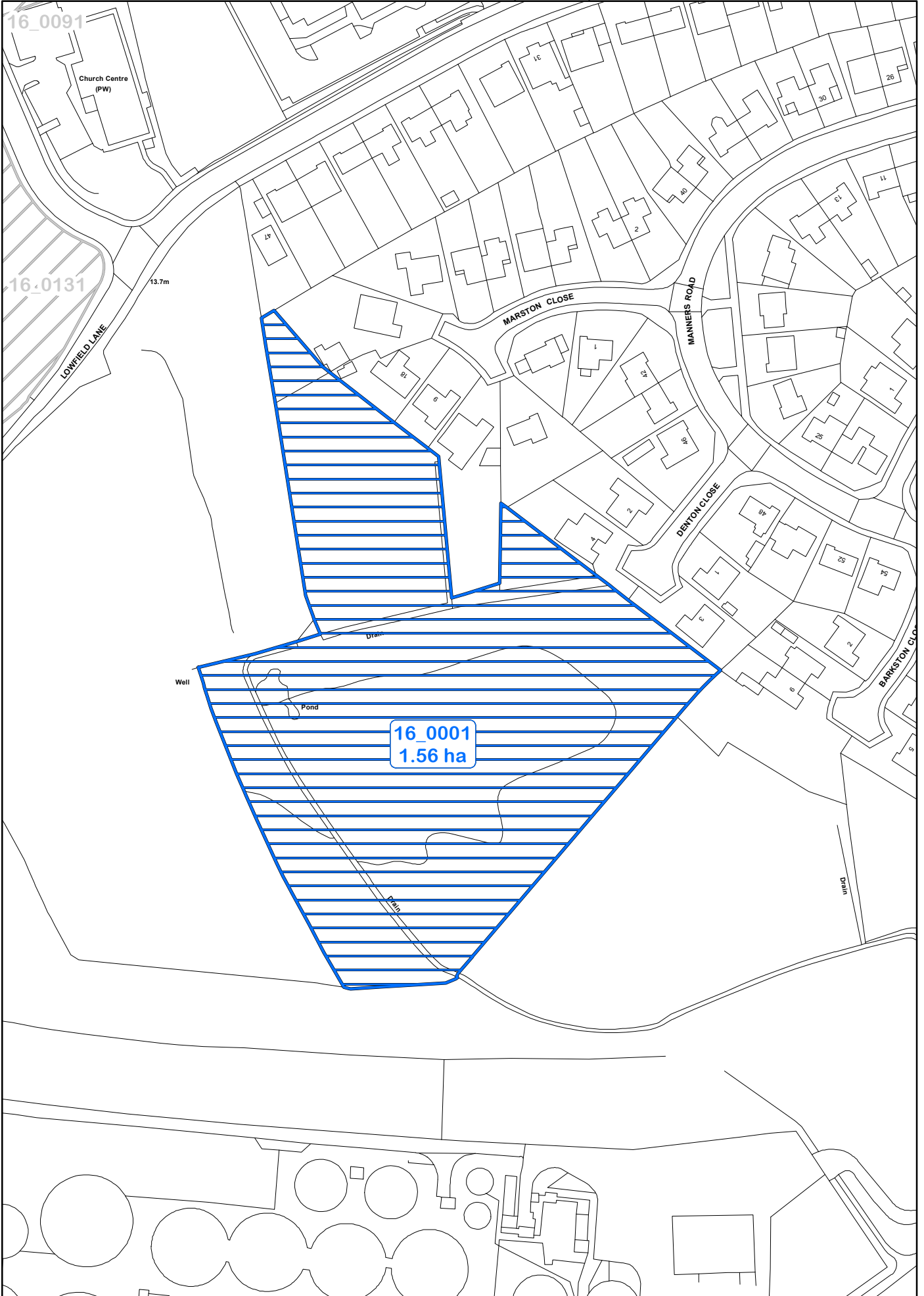
Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0002

Site Address Bowbridge Lane, Balderton (NAP 2A Land South of Newark)

Housing/Employment/Both: Both

Area (Ha): 281.52

Parish: Newark; Balderton; Fernwood; Hawton

Ward: Balderton South; Devon; Farndon and Fernwood

Suitability Conclusion: Suitable

Availability Conclusion: Available within 5 years

Availability Comments:

Achievability Conclusions: The site is economically viable/acheivable

Achievability Comments: Information submitted suggests the site should be viable

OVERALL CONCLUSION:

This site is Allocated as an Urban Extension to the South of Newark. It now also has the benefit of an Outline Planning Permission for housing, employment, local centres and open space etc which satisfactorily addresses the points raised below. The site is therefore suitable, available and achievable.

Any new applications, including Reserved Matters, will need to address the following issues. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Potential flooding issues in parts of the site, further information would be needed to justify development in some part of this large site. On and off site highways mitigation measures are likely to be required as part of development. Any development would need to mitigate against any detrimental impact of the development on the range of environmental and bult heritage features on and adjacent to the site.

SUITABILITY

Character Land Use Location: Suitable

Location: Within and adjacent to Urban Boundary

PDL/Greenfield Mixed

Area: PDL

Area: Greenfield

Area Character: Countryside; Urban; Village

Setting : Countryside; Urban; Village

Current Use: Agriculture; residential; employment

Policy: Suitable

Current Policy Status: Allocated NAP 2A

Other Policy Constraints: N/A Outline Planning Permission granted

Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking

Primary School: Yes

Bus Stop: Yes

Within 30 mins travel by public transport

Secondary School: Yes

Retail Area: Yes

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GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 286m	

Physical Constraints : May be Suitable	
Highway Engineers Comments: Suitable access agreed as part of planning permission	
Topography Constraints:	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 34.99% Grade 2 Very Good, 59.18% Grade 3 Good - Moderate, 5.83% Not Applicable - Urban	Access to Utilities: Yes
Site Apparatus: Pylons Pass through site, other items may be sited within the area	Neighbour Issues:
Flood Zone: 32% Flood Zone 3, 9% Flood Zone 2	Surface Water Flooding: 3% of site at high risk, 5% at Medium risk, 13% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : May Be Suitable	
Impact on views:	Impact on existing recreational use: BaldertonFP11 / HawtonBW1 / HawtonFP2 / HawtonFP2 / HawtonBW3 / HawtonBW3 / HawtonBW4 / HawtonBW4 / HawtonBW4 / HawtonBW4 / HawtonFP5 / HawtonBW6
Protected Species/Habitats : Potential Species Habitat. 2% of the site is Sinc 2/637 - Lowfield Grassland, Balderton. 1% of the site is Sinc 5/208 - Balderton Dismantled Railway South. 3% of the site is Sinc 5/222 - Hawton Tip Grassland. Less than 1% of the site is Sinc 2/750 - Ponds Mineral Line, Cotham. Less than 1% of the site is Sinc 5/1217 Staple Lane Ditch. Less than 1% of the site is Sinc 5/3431 - Grange Lane Drain. 1 % of the site is Sinc 2/588 River Devon (North of Cotham).	Tree Preservation Order:

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Natural Features on site Trees , Hedges, ditches etc

Conservation Area : No

Heritage asset (designated & non designated):
Yes

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site has the benefit of Outline Planning Permission

Achievability Comments: Information submitted suggests the site should be viable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5; 5-10;10-15 years

Availability Other Issues:

Viability Comments:

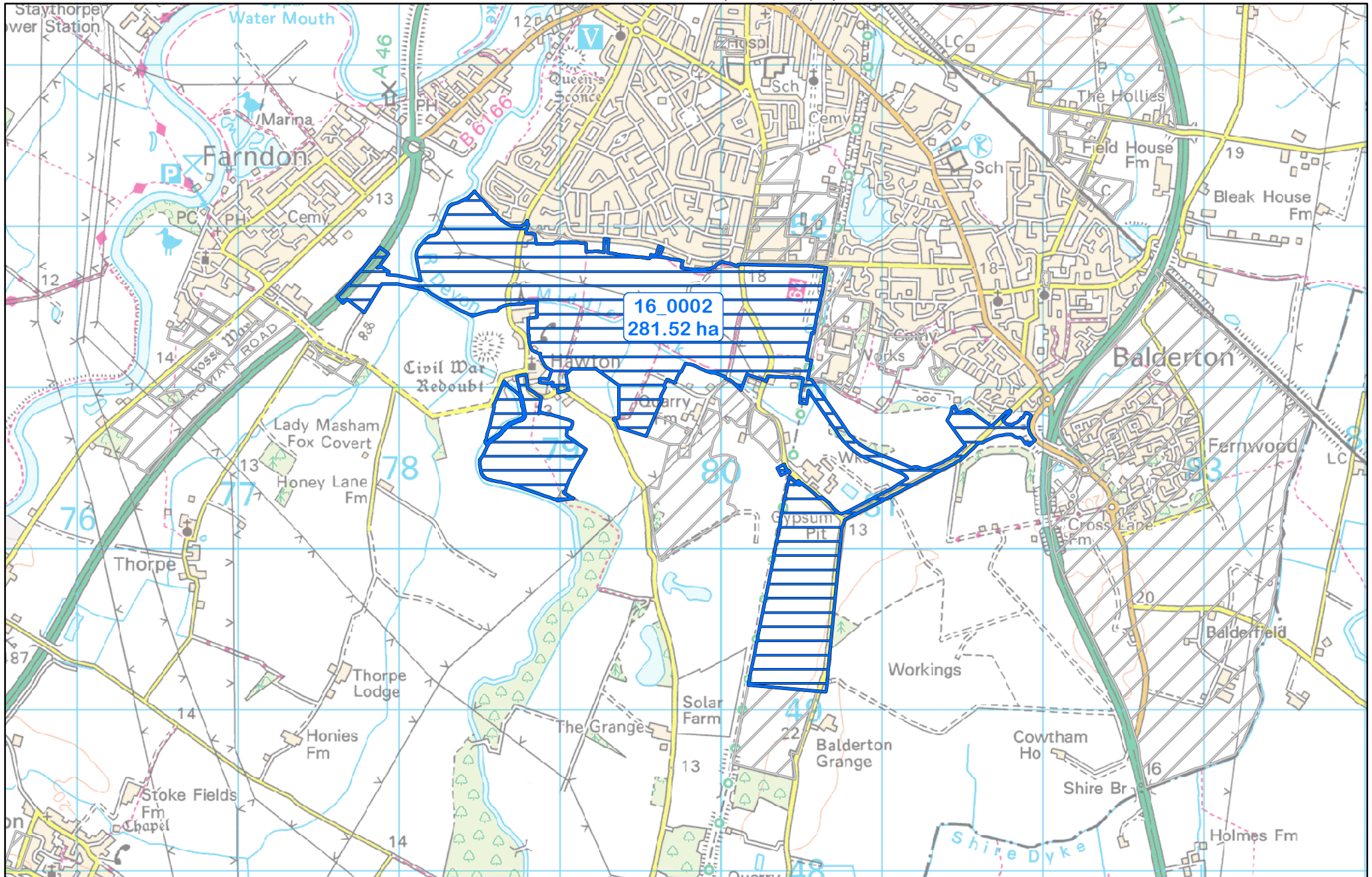
Availability Conclusion: Available within 5 years

Achievability Conclusion: The site is economically viable/acheivable

Additional Comments

14/01978/OUTM construction of up to 3,150 dwellings (Class 3); two local centres including retail and commercial premises (Classes A1 to A5), a 60 bed care home (Class 2), 2 primary schools, day nurseries/crèches, multi use community buildings including a medical centre (Class D1); a mixed use commercial estate of up to 50 hectares comprising employment uses (Class B1, B2 and B8) and a crèche (Class D1); provision of associated vehicular and cycle parking; creation of ecological habitat areas; creation of general amenity areas, open space and sports pitches; creation of landscaped areas; new accesses for vehicles, pedestrians and cyclists (including the Southern Link Road); sustainable drainage measures, including storage ponds for surface water attenuation; associated engineering operations (including flood compensation measures); provision of utilities infrastructure; and all enabling and ancillary works.

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0003 Site Address Bullpit Road (70)
Housing/Employment/Both: Housing Area (Ha): 0.20
Parish: Balderton Ward: Balderton North & Coddington

Suitability Conclusion: **Suitable**
Availability Conclusion: **Available within 5 years**
 Availability Comments: The site has Full Planning Permission that expires in May 2018
Achievability Conclusions: The site is economically viable/acheivable
 Achievability Comments:

OVERALL CONCLUSION:
The site has the benefit of Full Planning Permission for the erection of 7 dwellings. The site is both available and acheivable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Mixed
 Area: PDL 0.01 Area: Greenfield 0.19

Area Character: Residential
 Setting : Urban
 Current Use: Residential

Policy: Suitable

Current Policy Status: Within NUA Other Policy Constraints: N/A Permission Granted

Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office: Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 748m	

Physical Constraints : Suitable

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Highway Engineers Comments: Satisfactory Access identified through planning permission

Topography Constraints: None

Contaminated Land?: Maybe

Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site however this did not restrict the grant of planning permission.

Agricultural land quality : None

Access to Utilities: Yes

Site Apparatus: None

Neighbour Issues: ECML to north of site

Flood Zone: Flood Zone 1

Surface Water Flooding: 15% at Low risk of Surface Water Flooding

Identified within the SFRA?: No

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No

Impact on existing recreational use: No

Protected Species/Habitats : No

Tree Preservation Order: Canopy of one tree from TPO N171 overhangs SW corner of site

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site has an extant Full Planning Permission

Achievability Comments:

Ownership Constraints: None

Ownership Comments:

Legal Issues: None

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 years

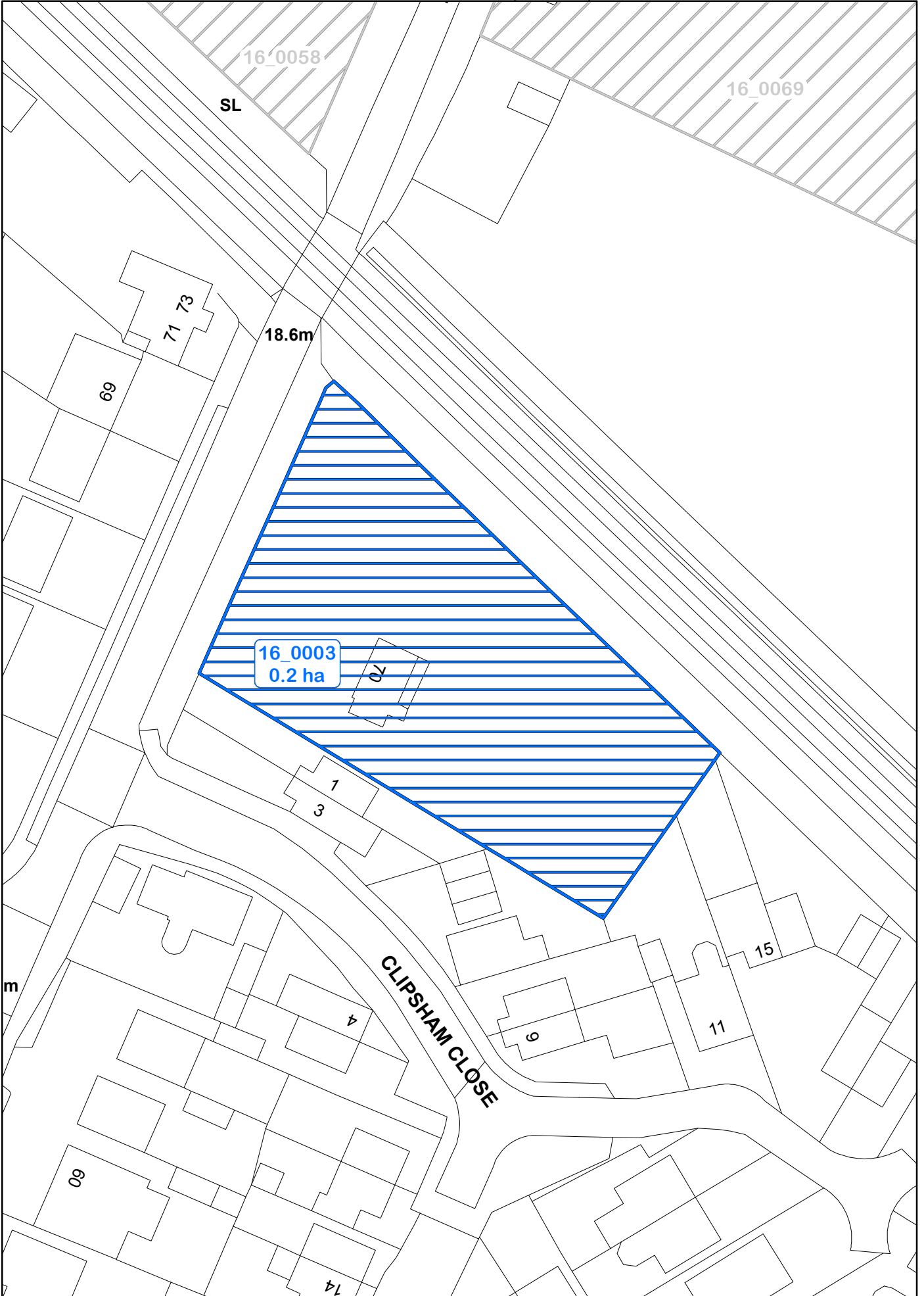
Achievability Conclusion: The site is economically viable/acheivable

Additional Comments

Demolition of existing timber single storey residence.

Construction of 7 No. new houses in two phases; Houses 1 to 4 to be constructed first.

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0004 Site Address Main Street, Balderton. (Working Mens Club)
Housing/Employment/Both: Housing Area (Ha): 0.36
Parish: Balderton Ward: Balderton north & Coddington

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 years
 Availability Comments: Land currently for sale with planning permission
Achievability Conclusions: Site is economically viable/acheivable.
 Achievability Comments:

OVERALL CONCLUSION:
The site has the benefit of Full Planing Permission for a total of 9 dwellings . The site is both available and acheivable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 0.36 Area: Greenfield
 Area Character: Residential
 Setting : Urban
 Current Use: Vacant Working Mens Club

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints: N/A Permission Granted
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office: Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 313m	

Physical Constraints : Suitable

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Highway Engineers Comments: Suitable access agreed as part of permission	
Topography Constraints: None	
Contaminated Land?: Maybe	Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site
Agricultural land quality : 100% Not Applicable - Urban	Access to Utilities: Yes
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: Very Low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : Yes	Heritage asset (designated & non designated): Yes. Grade II Listed House Adjacent to site.

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Land currently for sale with planning permission	
Achievability Comments: Land currently for sale with planning permission	
Ownership Constraints: No	Ownership Comments:
Legal Issues: No	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

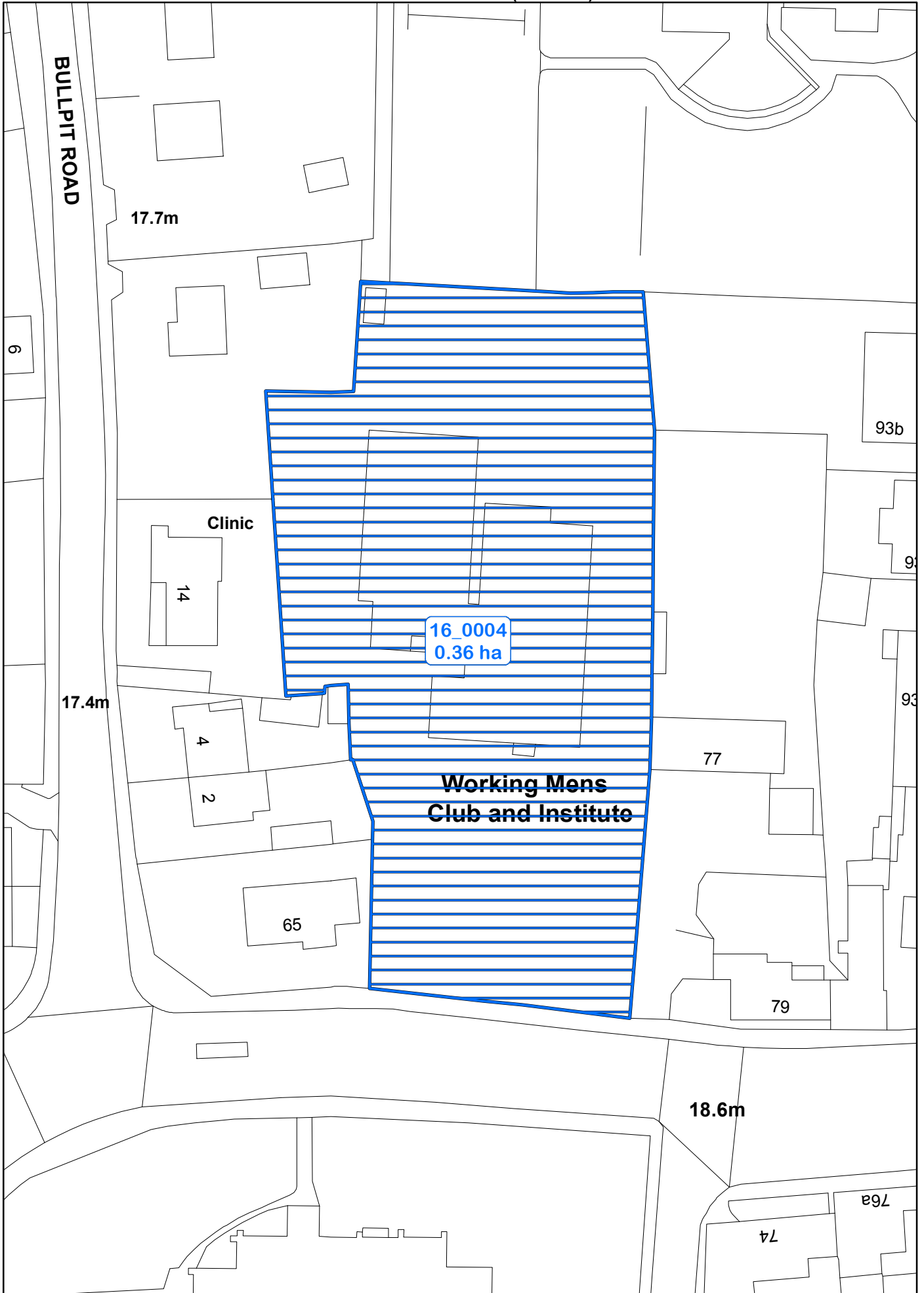
Availability Conclusion: Availability within 5 ears

Achievability Conclusion: The site is economically viable/acheivable

Additional Comments

14/01714/FUL Change of use to 3 town houses and 6 new builds

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0058 Site Address Cressey Holme Farm, Bullpit Lane
Housing/Employment/Both: Housing, Industrial (light) and retail Area (Ha): 2.83
Parish: Balderton Ward: Balderton North & Coddington

Suitability Conclusion: Not suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Site not suitable

OVERALL CONCLUSION:
 If the Urban Boundary designation is changed through the development plan process this site could be considered suitable subject to appropriate mitigation works. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. However, the road network around the site is under a capacity strain and therefore the site is unsuitable.

SUITABILITY

Character Land Use Location: May be suitable
 Location: Adjacent Urban Boundary PDL/Greenfield PDL
 Area: PDL 2.83 Ha Area: Greenfield
 Area Character: Railway to west, mainly open farmland
 Setting : Residential/Employment/Countryside
 Current Use: industrial and agricultural

Policy: May be suitable
 Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Countryside

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 4059m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 885m	

Physical Constraints : Not suitable

Highway Engineers Comments: Direct access is possible to the local road, but beyond that the network is under a capacity strain. Therefore site should be resisted.

Topography Constraints: No

Contaminated Land?: Yes

Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% Grade 3 Good - Moderate

Access to Utilities: Electricity and water

Site Apparatus: Range of industrial buildings on site. Substation on western boundary, near buildings.

Neighbour Issues: Railway line to west. If industrial use is retained, they could create noise and other problems for housing on the agricultural part of the site.

Flood Zone:

Surface Water Flooding: 1% at Medium risk, 11% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): No

Suitability Conclusion: Not suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Site not suitable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

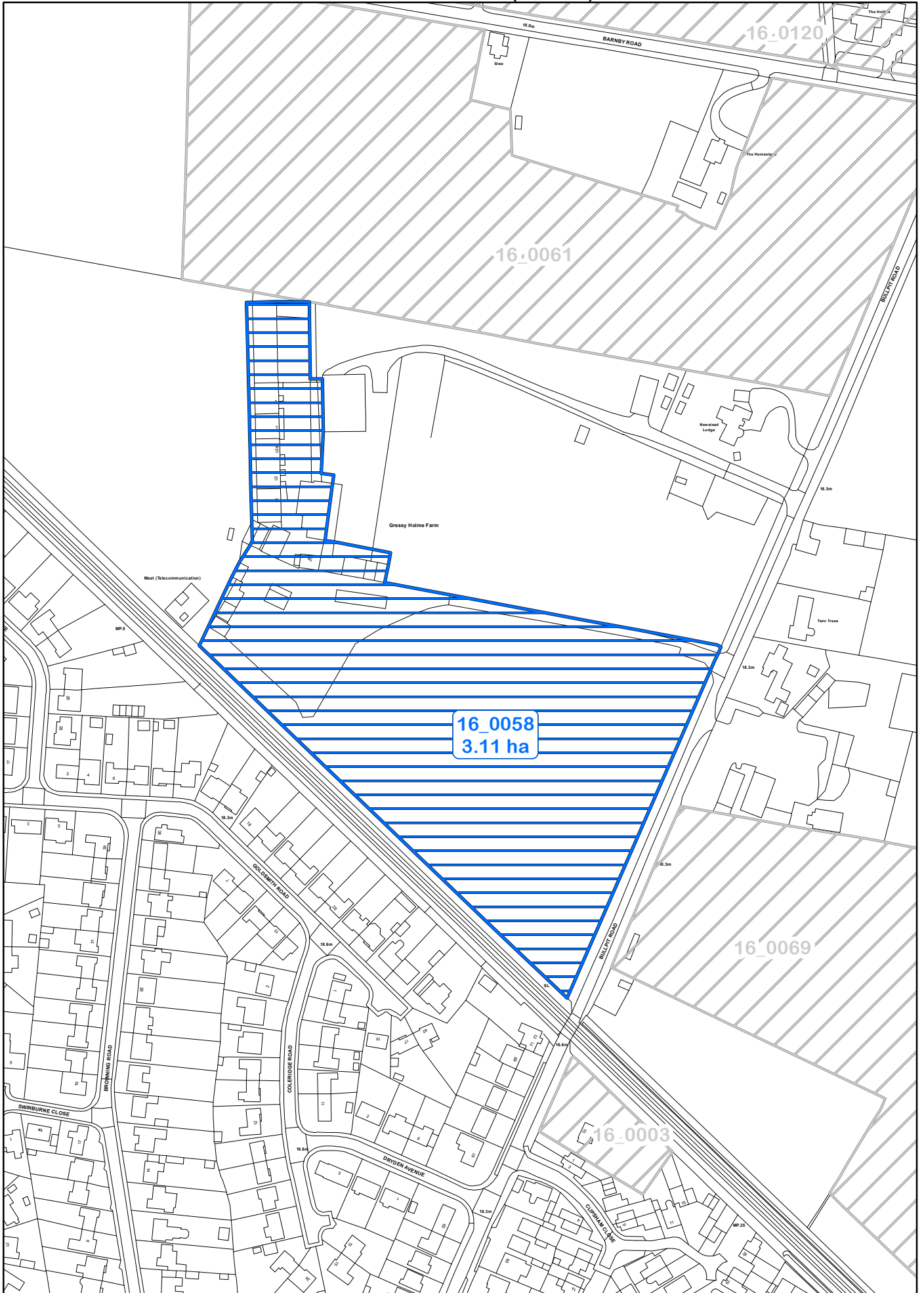
Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0061 Site Address Barnby Road, around Newstead Lodge
Housing/Employment/Both: Housing Area (Ha): 4.09
Parish: Balderton Ward: Balderton North & Coddington

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Site not suitable

OVERALL CONCLUSION:

If the Urban Boundary designation is changed through the development plan process this site could be considered suitable subject to appropriate mitigation works. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. However, although direct access is possible to the local road, beyond that the network is under a capacity strain and therefore the site is not suitable.

SUITABILITY

Character Land Use Location: May be suitable

Location: Adjacent to Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 4.09 Ha
 Area Character: Mostly agriculture, some residential, small part industrial.
 Setting : Countryside
 Current Use: Agriculture

Policy: May be suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Countryside

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 3374m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 117m	

Physical Constraints : Not suitable

Highway Engineers Comments: Direct access is possible to the local road, but beyond that the network is under a capacity strain. Therefore site should be resisted.

Topography Constraints: No

Contaminated Land?: Yes

Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% Grade 3 Good - Moderate Access to Utilities: Yes

Site Apparatus: No

Neighbour Issues: Industrial units on part of southern boundary.

Flood Zone:

Surface Water Flooding: 3% of site at high risk, 9% at Medium risk, 24% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): No

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Site not suitable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

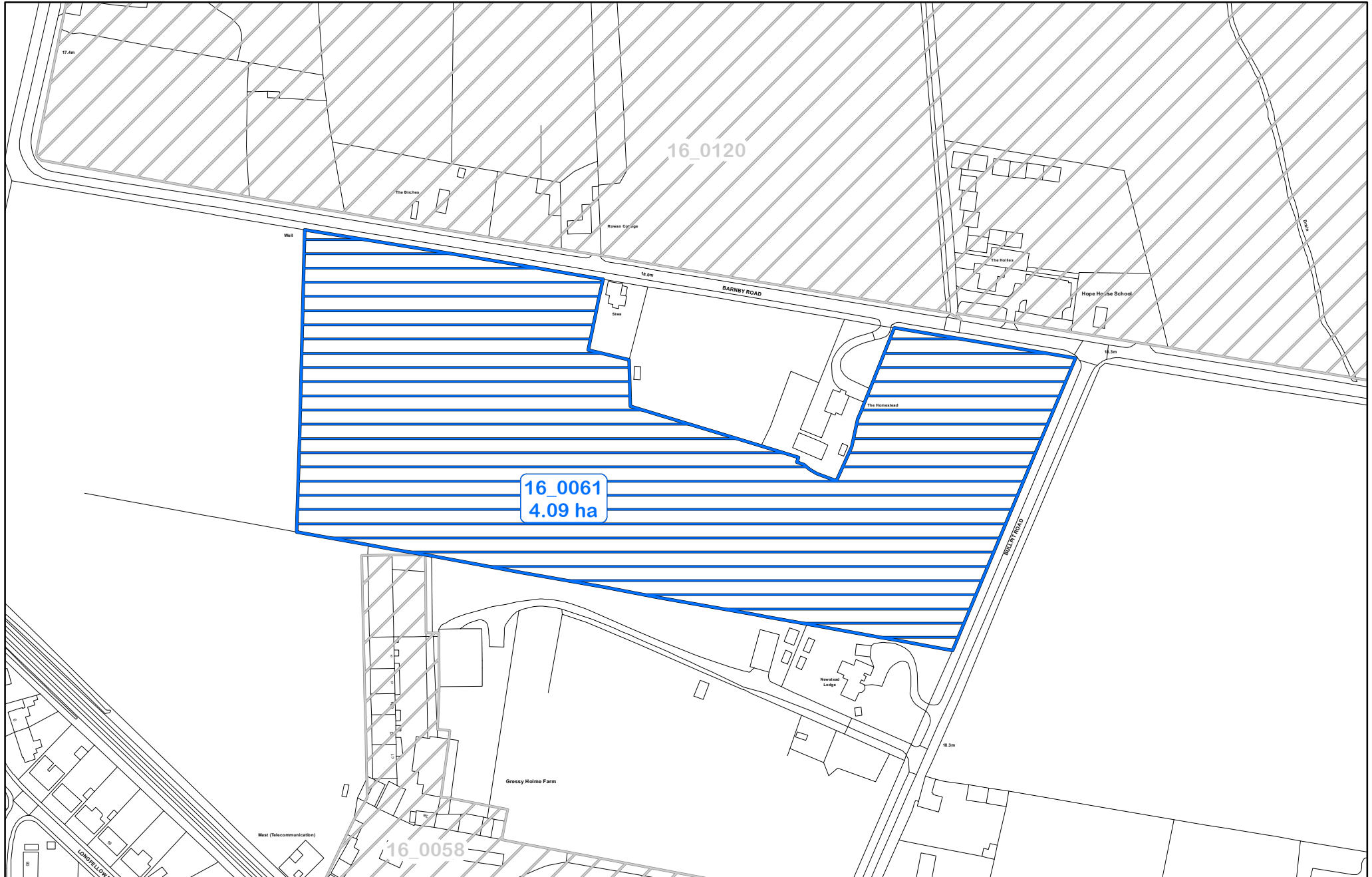
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0069 Site Address Bullpit Lane, Balderton
Housing/Employment/Both: Housing Area (Ha): 4.64
Parish: Balderton Ward: Balderton North & Coddington

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Not Suitable

OVERALL CONCLUSION:

Direct access is possible to the local road, but beyond that the network is under a capacity strain, the site should be resisted. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (Sinc). The site also lies outside of the main built up area, within open countryside and is therefore contrary to Policy.

SUITABILITY

Character Land Use Location: Not Suitable

Location: Separated from Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 4.64
 Area Character: Farm land with Newark Urban Area to the southwest
 Setting : Countryside
 Current Use: Agricultural

Policy: Not Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 4078m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 205m	

Physical Constraints : Not Suitable

Highway Engineers Comments: Direct access is possible to the local road, but beyond that the network is under a capacity strain. Therefore site should be resisted.

Topography Constraints:

Contaminated Land?: Maybe Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : 100% Grade 3 Good - Moderate Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: Surface Water Flooding: 1% at Medium risk, 3% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints :

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : A very small part of the site abuts Sinc 5/333 -Balderton Ballast Pit. Indirect impacts might occur. Tree Preservation Order:

Natural Features on site

Conservation Area : No Heritage asset (designated & non designated):

Suitability Conclusion:

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Not Suitable

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: 5-10 Years Availability Other Issues:

Viability Comments:

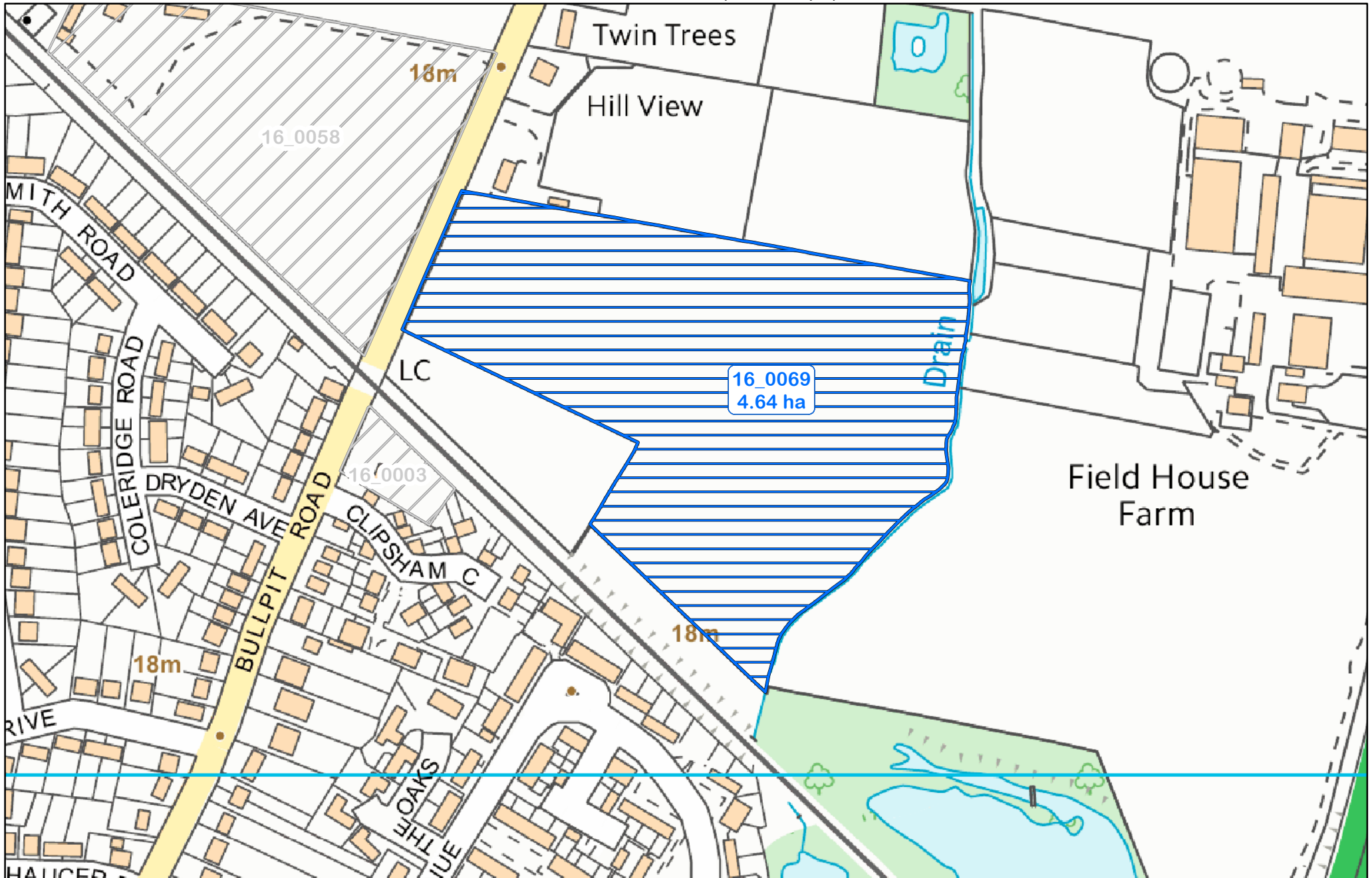
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0091 Site Address Adj Salvation Army Hall, Balderton
Housing/Employment/Both: Housing Area (Ha): 0.24
Parish: Balderton Ward: Balderton South

Suitability Conclusion: Suitable
Availability Conclusion: Site currently being marketed for sale
 Availability Comments: Available within 5 Years
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
The site is within the Urban Boundary and could be considered suitable subject to appropriate mitigation works. The site is both available and achievable. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 0.24 ha
 Area Character: Residential to the north, countryside on the other sides
 Setting : Countryside / residential
 Current Use: Grazing land / agricultural

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 4434m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 105m	

Physical Constraints : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: No

Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Not Applicable - Access to Utilities:
Urban

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 1.4% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site currently being marketed for sale

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 Years

Availability Other Issues:

Viability Comments:

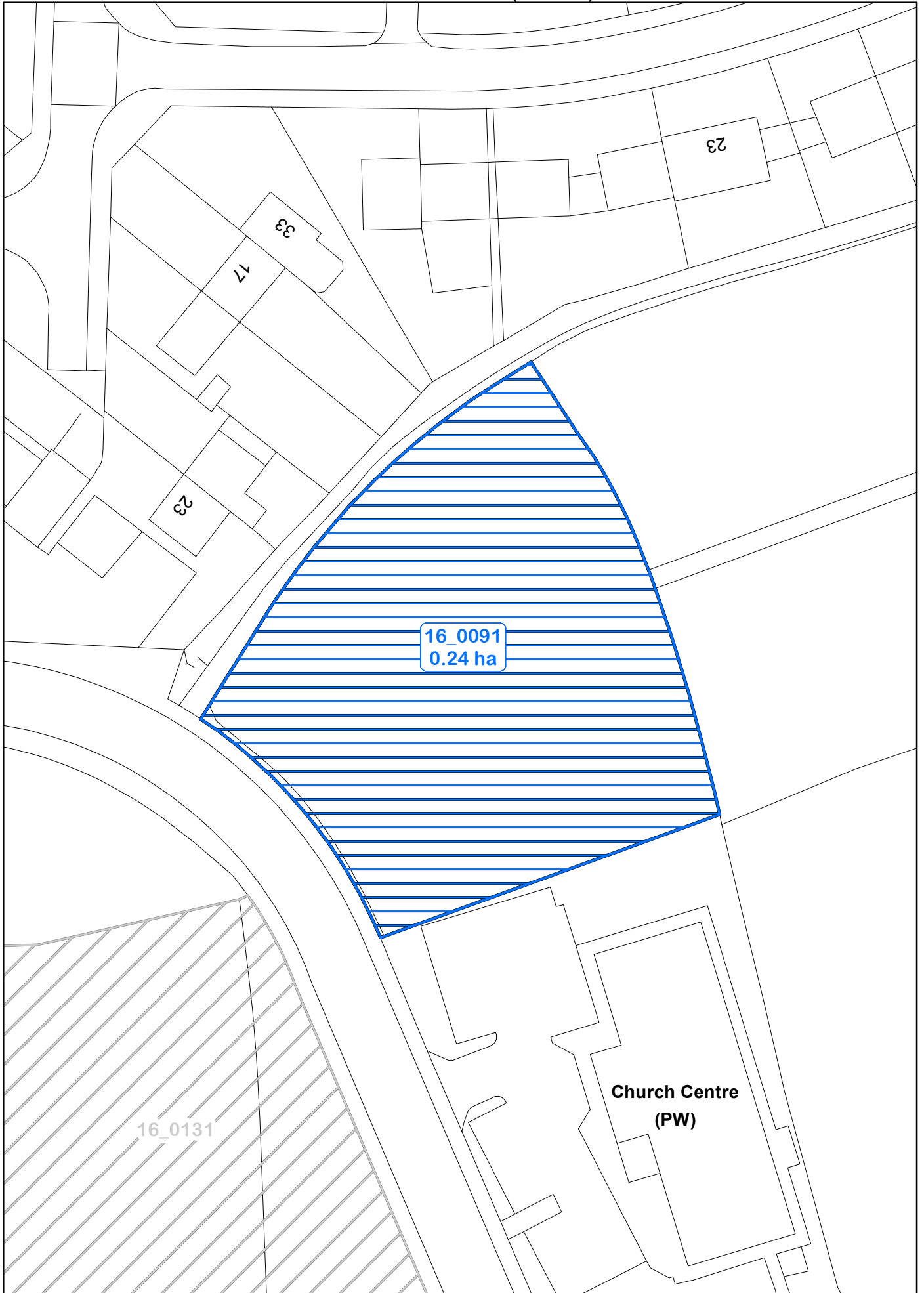
Availability Conclusion: Available within 5 Years

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0118 Site Address Flowserve, Hawton Lane
Housing/Employment/Both: Housing Area (Ha): 15.57
Parish: Balderton Ward: Balderton South

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5-10 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:

The site has had the benefit of outline planning permission which has recently lapsed. The site is both available and achievable. Access arrangements would need to reflect current standards. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Approximately 5% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. Any possible development would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (Sinc). The presence of trees with Preservation Orders could prevent part of the site being developed. Any development of the site would need to take account of the presence of Public Rights of Way within the site.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 15.57 Area: Greenfield

Area Character: Residential/leisure/industrial

Setting : Residential/leisure/industrial

Current Use: Industrial

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: No	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post	Further Education: No	Hospital: No

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Office:

Store of Local Importance:

Proximity to town centre: Over 1km from a town centre. 5696m

Green Space Standards: Within 400m of publicly accessible green space

Supermarket: Yes

Employment: No

Proximity to Transport Node: Over 1km from major public transport node

Green Space Strategy Comments: 163m

Physical Constraints : May be suitable

Highway Engineers Comments: Access agreed as part of lapsed planning permission

Topography Constraints: No

Contaminated Land?: Yes

Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 99.30% Grade 3 Good - Moderate, 0.70% Not Applicable - Urban

Access to Utilities: Yes

Site Apparatus: Many buildings on site related to the industrial use.

Neighbour Issues: No

Flood Zone: 5% Flood Zone 3, 30% Flood Zone 2

Surface Water Flooding: 1% of site at high risk, 3% at medium risk, 12% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No

Impact on existing recreational use:
BaldertonFP11 / BaldertonFP11 / BaldertonFP13

Protected Species/Habitats : Potential Species Habitat. 8% of the site is Sinc 5/332 -Balderton Scrubby Grassland. The site abuts Sinc 5/208 - Balderton Dismantled Railway South and Sinc 2/804 -Balderton Works Meadow (I) . The site is very close to Sinc 5/2129 -Balderton Works Meadow (II). Indirect impacts may occur.

Tree Preservation Order: TPO N337 one tree on site frontage

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Comments:

Achievability Comments: Information submitted suggests site should be viable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

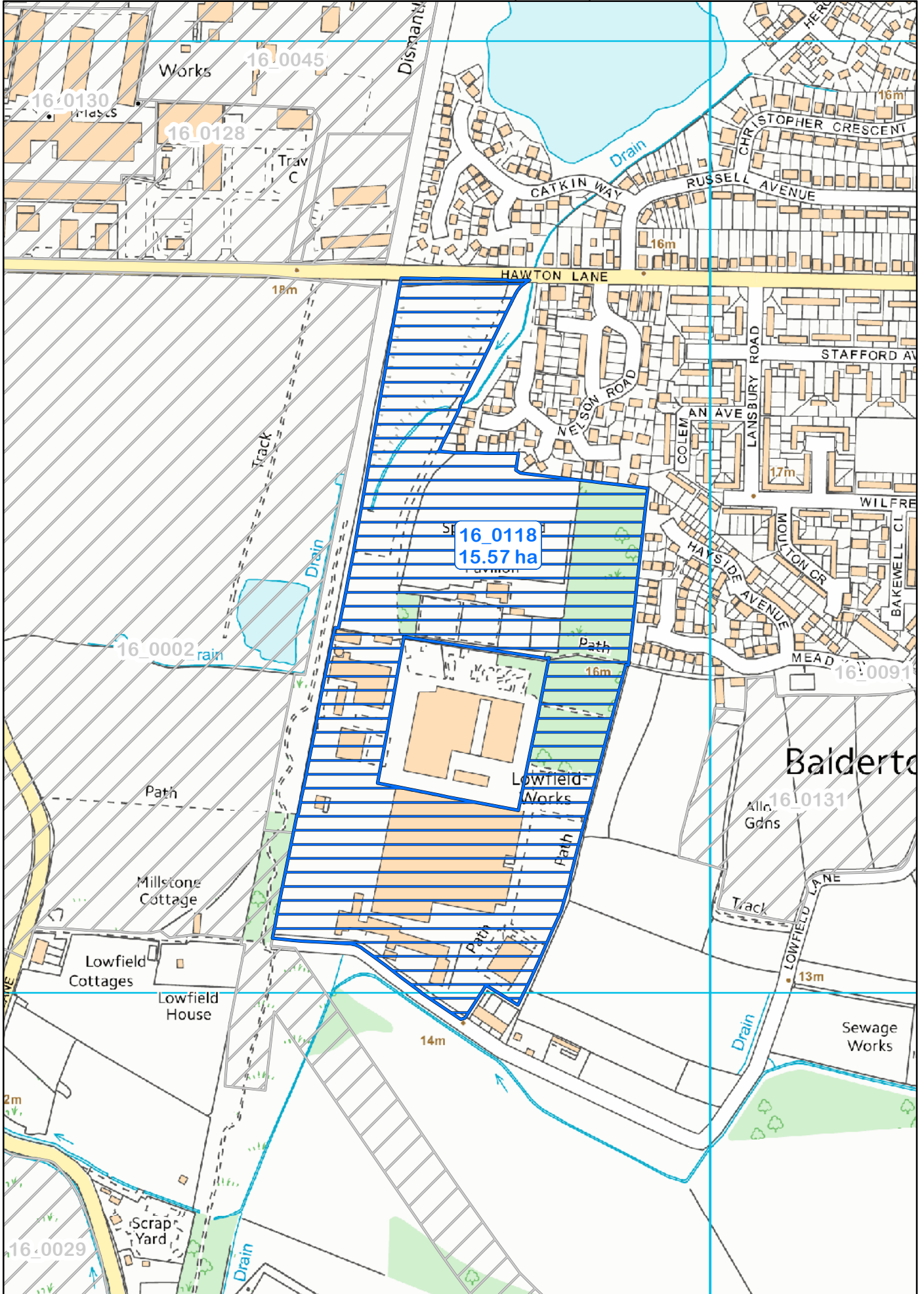
Availability Conclusion: Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Planning permission re 12/00561/OUTM for residential development and a new factory of the site lapsed in March 2016.

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0131 Site Address Land north of Lowfield Lane (NUA/Ho/10)
Housing/Employment/Both: Housing Area (Ha): 5.03
Parish: Balderton Ward: Balderton South

Suitability Conclusion: Suitable
Availability Conclusion: Part of site Available within 5 Years
 Availability Comments: Part of the site is currently being marketed
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest that the eastern part of the site is not achievable at this point

OVERALL CONCLUSION:
Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (Sinc). The site is allocated for residential development although the western part of the site is no longer available. The remaining eastern part of the site is suitable subject to appropriate mitigation measures as necessary. This part of the site is both available and achievable.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Greenfield
 Area Character: Countryside/Residential Area: PDL Area: Greenfield 5.03
 Setting : Urban/Countryside
 Current Use: Grazing/Paddock

Policy: Suitable

Current Policy Status: Allocated NUA/Ho/10 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office: Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 3659m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from		Green Space Strategy Comments: 1616m	

publicly accessible green space

Physical Constraints : May be Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints:
 Contaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 48.15% Grade 3 Good Access to Utilities:
 - Moderate, 51.85% Not Applicable - Urban

Site Apparatus: Neighbour Issues:

Flood Zone: 1% Flood Zone 2 Surface Water Flooding: 1% of site at high risk, 4% at medium risk, 19% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : The site abuts Sinc 5/2129 - Balderton Works Meadow (II). Indirect impacts might occur. Tree Preservation Order:

Natural Features on site

Conservation Area : No Heritage asset (designated & non designated):
 No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Part of the site is currently being marketed on Rightmove

Achievability Comments: No evidence to suggest that the eastern part of the site is not achievable at this point

Ownership Constraints: Yes Ownership Comments: The western part of this site may no longer be available in the medium

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

term

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

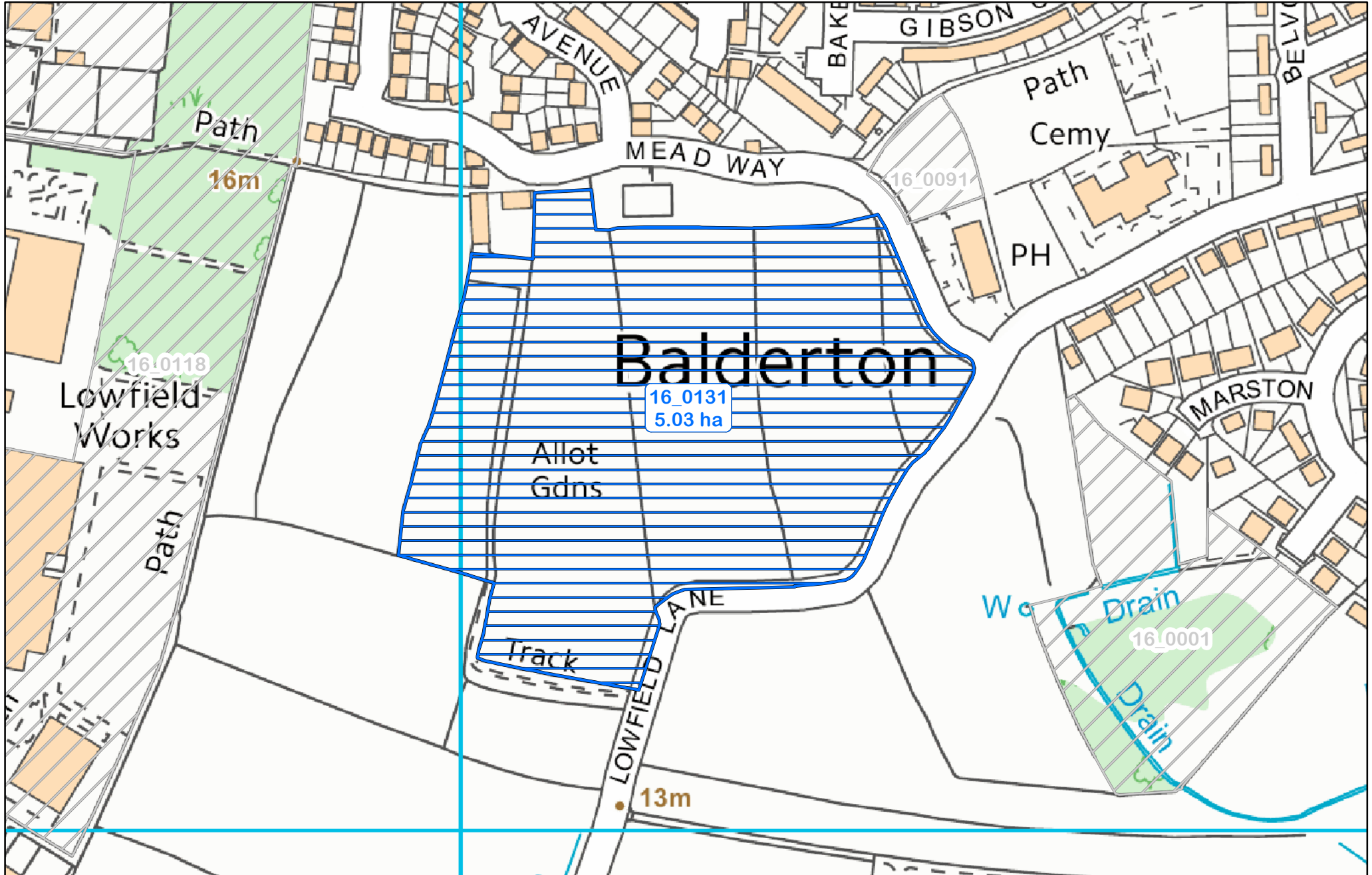
Availability Conclusion: Part of the site is Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

The site allocation will need to be amended to reflect the fact that the western part of the site is no longer available in the medium to short term.

SHELAA 2016 Sites (Landscape)



Coddington

Site Reference Number: 16_0174 Site Address Newlink Business Park, Newark
Housing/Employment/Both: Employment Area (Ha): 47.54
Parish: Coddington Ward: Balderton North & Coddington

Suitability Conclusion: May be Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

If the Urban Boundary designation is changed through the development plan process this site could be considered suitable for employment subject to appropriate mitigation works. The site is both available and achievable. Any development should be subject to improvements at the A1/A46/A17 junction. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way and a Tree Preservation Order within the site.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Adjacent Urban Boundary PDL/Greenfield Greenfield

Area: PDL Area: Greenfield 47.54

Area Character: Employment to West, mostly agricultural.

Setting : Countryside

Current Use: Agricultural

Policy: May be Suitable

Current Policy Status: Outside NUA SP3 DM8 Other Policy Constraints:

Conflicting Issues: Countryside

Access to Services : May be Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:	Supermarket:	Employment: Yes	
Proximity to town centre: Over 1km from a town centre. 3744m	Proximity to Transport Node: Within 1km of major public transport node		
Green Space Standards: Over 400m from	Green Space Strategy Comments: 559m		

publicly accessible green space

Physical Constraints : May be Suitable

Highway Engineers Comments: Any development should be subject to improvements at the A1/A46/A17 junction. Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints: Flat – land rises on the Southern boundary.

Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% Grade 3 Good - Moderate Access to Utilities:

Site Apparatus: Neighbour Issues: No

Flood Zone: Surface Water Flooding: 4% of site at high risk, 6% at medium risk, 16% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: Impact on existing recreational use:
CoddingtonFP4A / CoddingtonFP4A /
CoddingtonFP4A / CoddingtonFP4A /
CoddingtonFP4A / CoddingtonFP5

Protected Species/Habitats : Tree Preservation Order: TPO N174 Woodland 1 on southern boundary of site

Natural Features on site Hedgerows within site. Embankment for farm access over the Trunk Road.

Conservation Area : Heritage asset (designated & non designated):

Suitability Conclusion: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

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Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

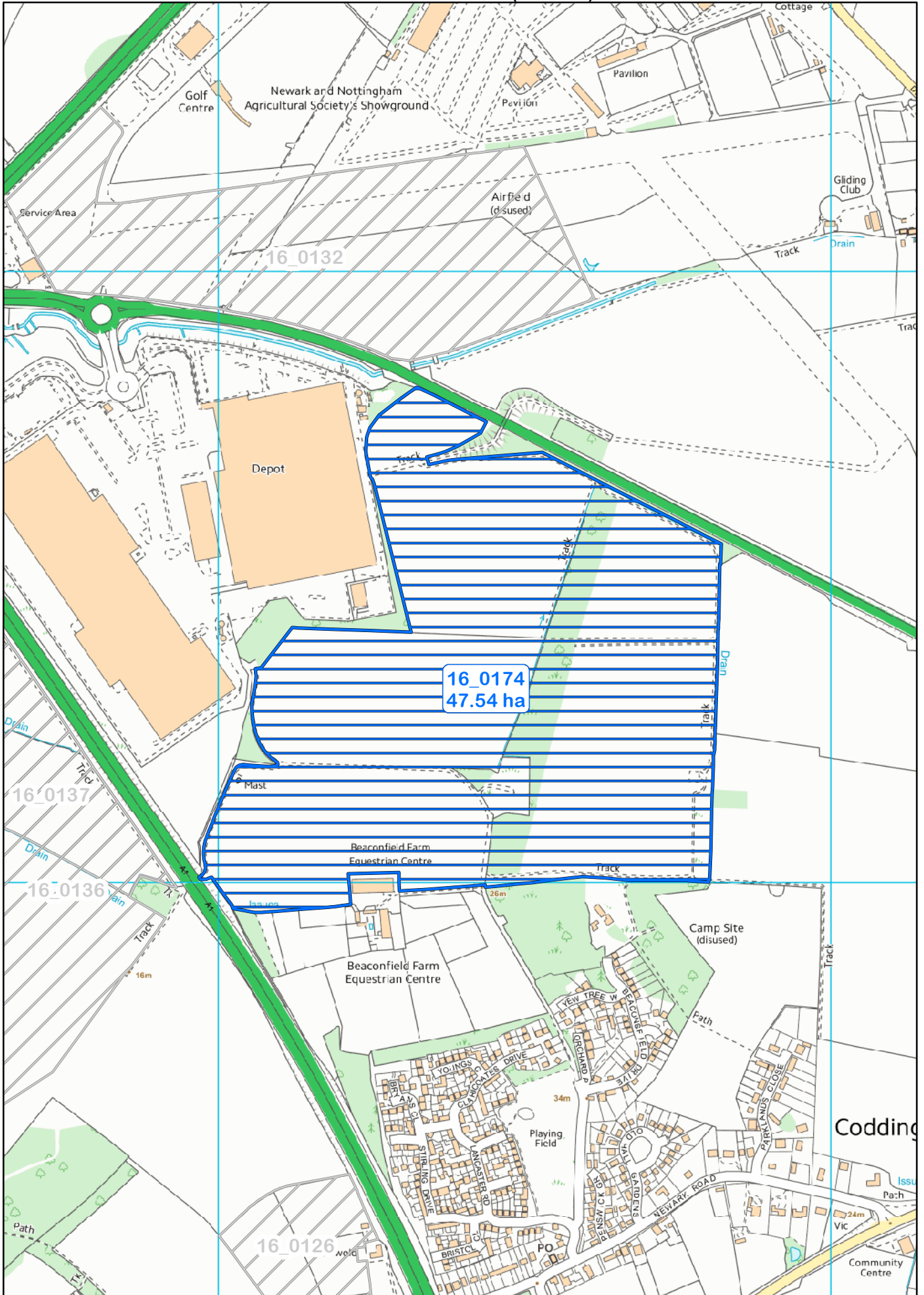
Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Portrait)



Elston

Site Reference Number: 16_0182 Site Address Land at Pinfold Lane, Elston
Housing/Employment/Both: Housing Area (Ha): 2.28
Parish: Elston Ward: Farndon & Fernwood

Suitability Conclusion: May be Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council’s Preferred Approach amendments. The presence of trees with Preservation Orders could prevent part of the site being developed. Any development will need to take account of the sites location within the Conservation Area.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Adjacent village PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 2.28
 Area Character: Countryside / residential
 Setting : Countryside / residential
 Current Use: Agriculture

Policy: May be Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues:

Access to Services : May be suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre. 8735m		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 295m	

Physical Constraints : Suitable

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Highway Engineers Comments: Acceptable in principle	
Topography Constraints:	
Contaminated Land?: No	Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural land quality : 100% Grade 2 Very good	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: Very low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : May be suitable	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order: 12/00005/TPO Woodland 1 on the southern boundary of the site; Group 1 on the eastern boundary of the site
Natural Features on site	
Conservation Area : 8% is in a CA	Heritage asset (designated & non designated):

Suitability Conclusion: May be suitable

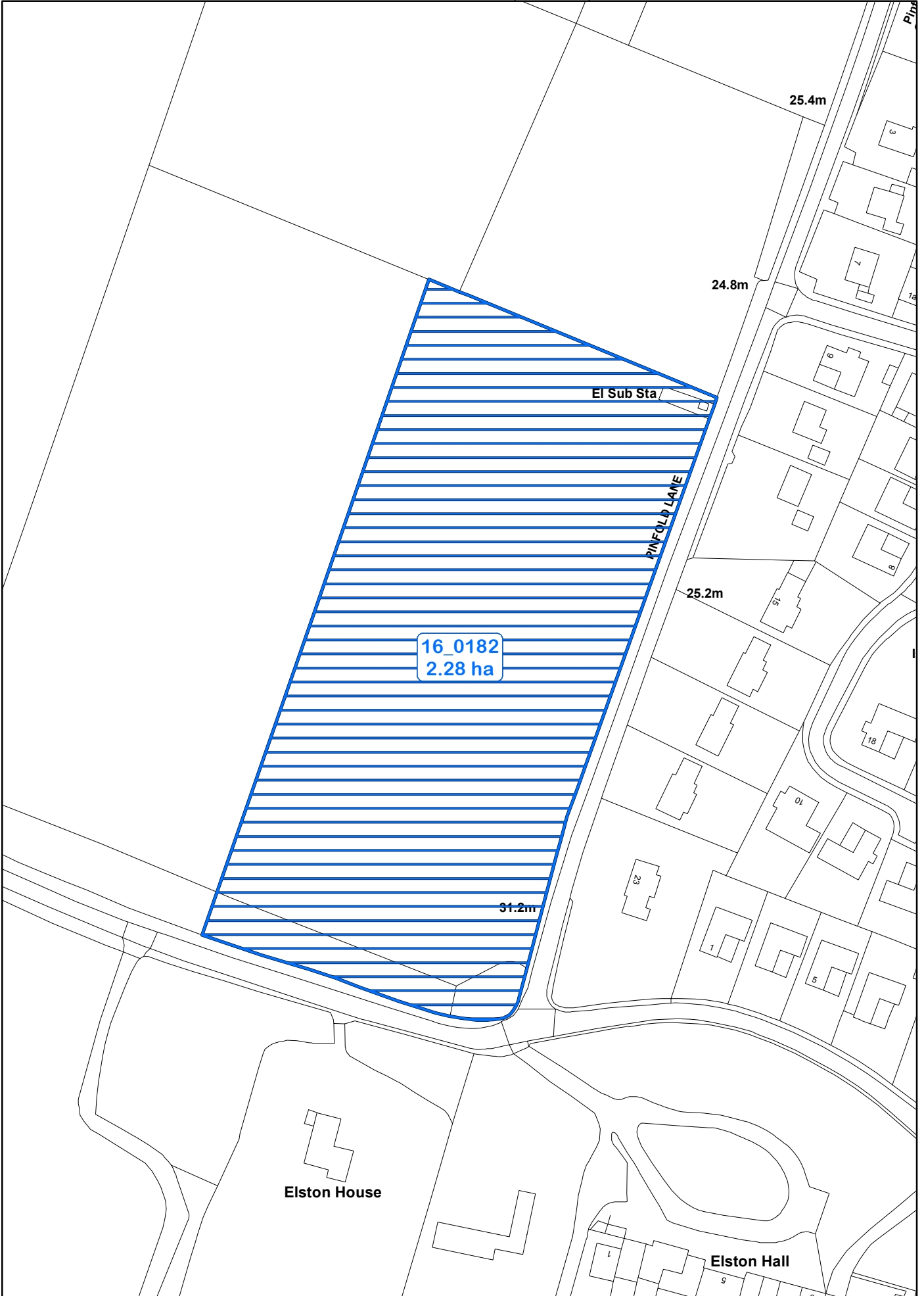
AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	
Achievability Comments: No evidence to suggest the site is not achievable at this point	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	
Availability Conclusion: Available within 5 Years	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Portrait)



Farndon

Site Reference Number: 16_0030 Site Address Land off Fosse Road
Housing/Employment/Both: Housing Area (Ha): 1.03
Parish: Farndon Ward: Farndon & Fernwood

Suitability Conclusion: May be suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council’s Preferred Approach amendments. The site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Any development will need to take account of the sites location within the Conservation Area.

SUITABILITY

Character Land Use Location: May be suitable

Location: Adjacent village PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 1.03 Ha
 Area Character: Residential/grazing land
 Setting : Mixed countryside/residential
 Current Use: Grazing land

Policy: May be suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Adjacent Main Built Up Area

Access to Services : May be suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 4314m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 662m	

Physical Constraints : May be suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Direct from classified or unclassified. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints: No

Contaminated Land?: No

Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 34.65% Grade 2 Very Good, 65.35% Grade 3 Good - Moderate

Access to Utilities: Yes

Site Apparatus: No

Neighbour Issues: No

Flood Zone: 100% Flood Zone 2

Surface Water Flooding: Very Low Risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site No

Conservation Area : Yes

Heritage asset (designated & non designated):
No

Suitability Conclusion: May be suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

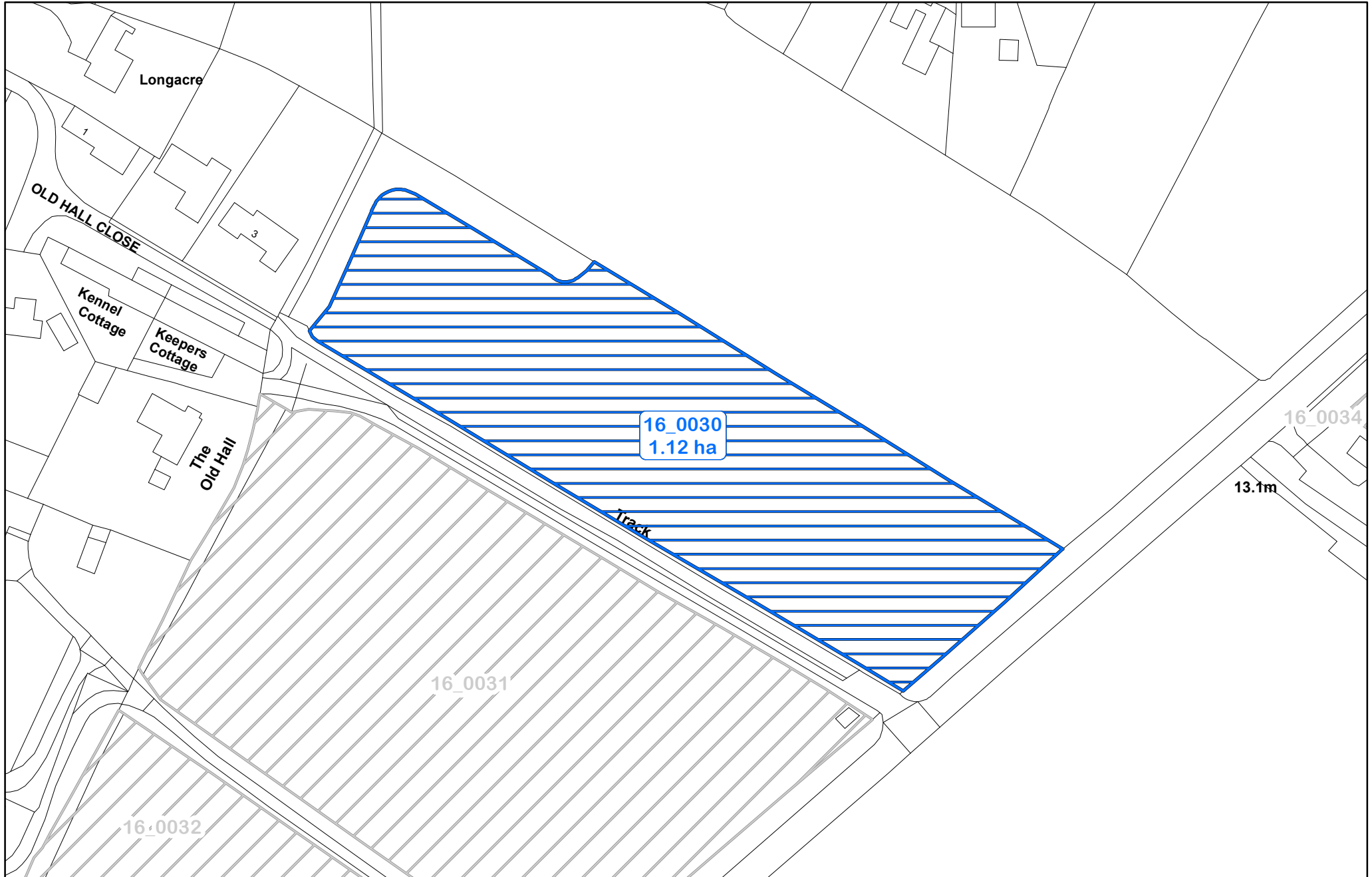
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0031 Site Address Land at Fosse Road
Housing/Employment/Both: Housing Area (Ha): 1.56
Parish: Farndon Ward: Farndon & Fernwood

Suitability Conclusion: May be suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council’s Preferred Approach amendments. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site and take account of the sites location within the Conservation Area.

SUITABILITY

Character Land Use Location: May be suitable

Location: Adjacent Village PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 1.56 Ha
 Area Character: Residential/grazing land
 Setting : Mixed countryside/residential
 Current Use: Grazing land

Policy: May be suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Adjacent Main Built Up Area

Access to Services : May be suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 4373m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from		Green Space Strategy Comments: 721m	

publicly accessible green space

Physical Constraints : May be suitable

Highway Engineers Comments: Direct from unclassified. Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints: No

Contaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 73.97% Grade 2 Very Good, 26.03% Grade 3 Good - Moderate Access to Utilities: Yes

Site Apparatus: No Neighbour Issues: No

Flood Zone: 97.5% Flood Zone 2 Surface Water Flooding: 2% at Medium risk, 11% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: Impact on existing recreational use: Farndon FP12

Protected Species/Habitats : Tree Preservation Order:

Natural Features on site No

Conservation Area : Yes Heritage asset (designated & non designated): No

Suitability Conclusion: May be suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Timescale: 0-5 Years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0032 Site Address Land at Fosse Road
Housing/Employment/Both: Housing Area (Ha): 2.03
Parish: Farndon Ward: Farndon & Fernwood

Suitability Conclusion: May be suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council’s Preferred Approach amendments. The site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site and take account of the sites location within the Conservation Area. .

SUITABILITY

Character Land Use Location: May be suitable

Location: Adjacent village PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 2.03 Ha
 Area Character: Agriculture/residential
 Setting : Mixed countryside/residential
 Current Use: Grazing/farmland

Policy: May be suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Adjacent Main Built Up Area

Access to Services : May be suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 4534m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from		Green Space Strategy Comments: 882m	

publicly accessible green space

Physical Constraints : May be suitable

Highway Engineers Comments: Direct from classified. Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints: No

Contaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 38.65% Grade 2 Very Good, 61.35% Grade 3 Good - Moderate Access to Utilities: Yes

Site Apparatus: No Neighbour Issues: No

Flood Zone: Less than 0.05% Flood Zone 3, almost 100% Flood Zone 2 Surface Water Flooding: 0.6% at Medium risk, 4% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: Impact on existing recreational use: Farndon FP12

Protected Species/Habitats : Tree Preservation Order:

Natural Features on site No

Conservation Area : Yes Heritage asset (designated & non designated): No

Suitability Conclusion: May be suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Available

Achievability Comments:

Ownership Constraints: Ownership Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	
Availability Conclusion:	Available within 5 Years
Achievability Conclusion:	The site is economically viable/achievable
Additional Comments	

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0033 Site Address Land at Fosse Road
Housing/Employment/Both: Housing Area (Ha): 18.55
Parish: Farndon Ward: Farndon & Fernwood

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Site not suitable

OVERALL CONCLUSION:

Transport sustainability is questionable given location remote from local services/facilities. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Approximately 26% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site. The site lies outside of the main built up area, within open countryside and is therefore contrary to Policy.

SUITABILITY

Character Land Use Location: Not Suitable

Location: Separated from Village PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 18.55 Ha
 Area Character: Mainly Agricultural
 Setting : Countryside
 Current Use: Agricultural/small area of woodland within site

Policy: Not Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Countryside

Access to Services : Not Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a		Proximity to Transport Node: Over 1km from major	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

town centre. 4781m Green Space Standards: Over 400m from publicly accessible green space	public transport node Green Space Strategy Comments: 1129m
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Physical Constraints : May be suitable	
Highway Engineers Comments: Transport sustainability is questionable given location remote from local services/facilities.	
Topography Constraints: No	
Contaminated Land?: Maybe	Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site
Agricultural land quality : 93.82% Grade 2 Very Good, 6.18% Grade 3 Good - Moderate	Access to Utilities: Yes
Site Apparatus: Two pylon lines cross the site.	Neighbour Issues: No
Flood Zone: 26% Flood Zone 3, 33.5% Flood Zone 2	Surface Water Flooding: 0.01% of site at high risk, 0.18% at Medium risk, 2.34% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : May be suitable	
Impact on views:	Impact on existing recreational use: Farndon FP11
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site No	
Conservation Area : No	Heritage asset (designated & non designated): No

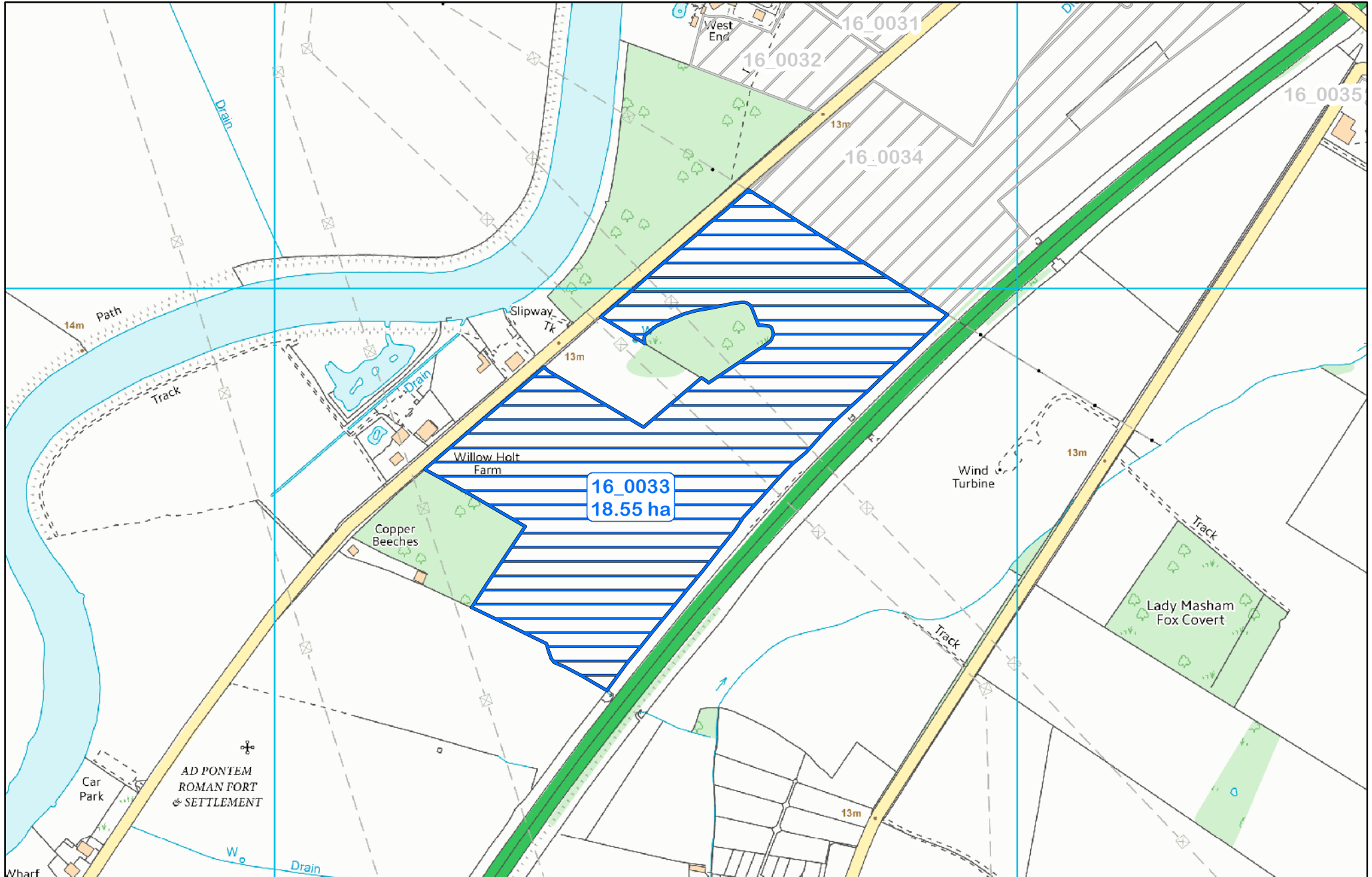
Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	
Achievability Comments: Site not suitable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Timescale:	Availability Other Issues:
Viability Comments:	
Availability Conclusion:	Available
Achievability Conclusion:	N/A
Additional Comments	

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0034 Site Address Land at Fosse Road
Housing/Employment/Both: Housing Area (Ha): 12.68
Parish: Farndon Ward: Farndon & Fernwood

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Site not suitable

OVERALL CONCLUSION:

Transport sustainability is questionable given location remote from local services/facilities. Approximately 55% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The site also lies outside of the main built up area, within open countryside and is therefore contrary to Policy.

SUITABILITY

Character Land Use Location: Not Suitable

Location: Separated from Village PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 12.68 Ha
 Area Character: Agricultural
 Setting : Countryside
 Current Use: Agricultural

Policy: Not Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Countryside

Access to Services : May be suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 4053m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 244m	

Physical Constraints : Not Suitable

Highway Engineers Comments: Transport sustainability is questionable given location remote from local services/facilities.

Topography Constraints: No

Contaminated Land?: No

Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 95.27% Grade 2 Very Good, 4.73% Grade 3 Good - Moderate

Access to Utilities: Yes

Site Apparatus: No

Neighbour Issues: No

Flood Zone: 55% Flood Zone 3, 41% Flood Zone 2

Surface Water Flooding: 0.3% of site at high risk, 1% at Medium risk, 6% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): No

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Site not suitable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

Viability Comments:

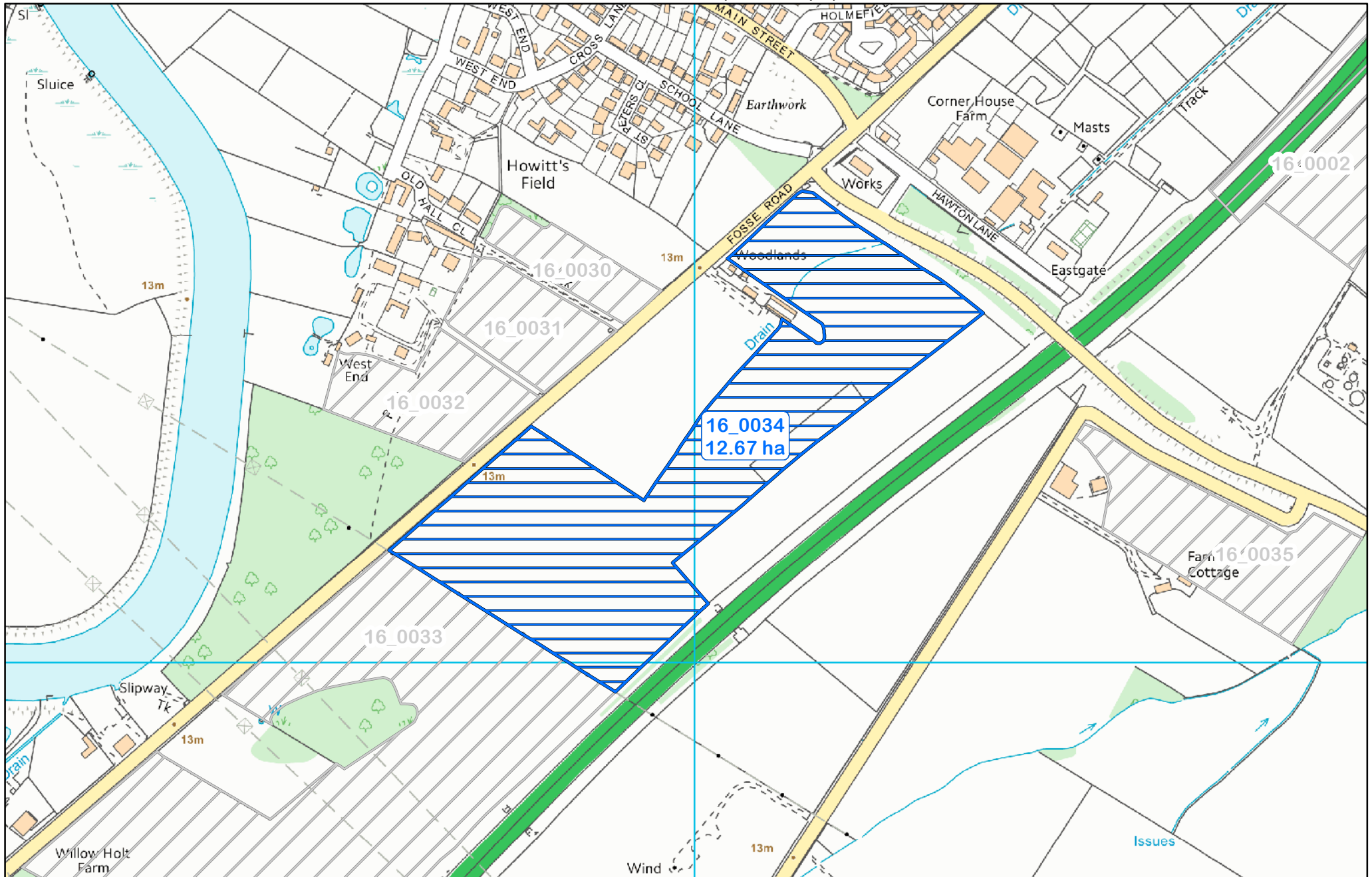
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Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0035 Site Address Land at Fosse Road
Housing/Employment/Both: Housing Area (Ha): 3.40
Parish: Farndon Ward: Farndon & Fernwood

Suitability Conclusion: Not suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Site not suitable

OVERALL CONCLUSION:

Site is disconnected from local services and facilities. Unacceptable in terms of sustainable transport links. The site lies mainly within Environment Agency flood Zone 3 where residential development should be resisted which makes the site not suitable for development. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The site also lies outside of the main built up area, within open countryside and is therefore contrary to Policy.

SUITABILITY

Character Land Use Location: Not suitable

Location: Separated from Village PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 3.40 Ha
 Area Character: Mainly Agricultural
 Setting : Countryside
 Current Use: Agricultural

Policy: Not Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Countryside

Access to Services : Not Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre. 4295m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 796m	

Physical Constraints : Not Suitable

Highway Engineers Comments: Site is disconnected from local services and facilities. Unacceptable in terms of sustainable transport links.

Topography Constraints: No

Contaminated Land?: No Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 2 Very Good Access to Utilities: Yes

Site Apparatus: No Neighbour Issues: North east part abuts an industrial undertaking

Flood Zone: 87% Flood Zone 3, 13% Flood Zone 2 Surface Water Flooding: 11% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : Tree Preservation Order:

Natural Features on site Ditch on the eastern boundary

Conservation Area : No Heritage asset (designated & non designated): No

Suitability Conclusion: Not suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Site not suitable

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: Availability Other Issues:

Viability Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

SHELAA 2016 Sites (Landscape)



Fernwood

Site Reference Number: 16_0060 Site Address Grange Lane, Balderton
Housing/Employment/Both: Industrial/ Commercial Area (Ha): 20.93
Parish: Fernwood Ward: Farndon & Fernwood

Suitability Conclusion: Not suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Site not suitable

OVERALL CONCLUSION:
 If the Urban Boundary designation is changed through the development plan process this site could be considered suitable subject to appropriate mitigation works. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (Sinc). Any possible development would need to address any potential impact on the heritage asset within or nearby the site. However, the site is disconnected from local services and facilities and is unacceptable in terms of sustainable transport links.

SUITABILITY

Character Land Use Location: May be suitable

Location: Adjacent Urban Boundary PDL/Greenfield 20.93
 Area: PDL Area: Greenfield 20.93
 Area Character: Agricultural/former mineral workings
 Setting : Open Countryside
 Current Use: Vacant/ being restored

Policy: May be suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Countryside

Access to Services : Not suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a		Proximity to Transport Node: Over 1km from major	

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town centre. 6182m Green Space Standards: Over 400m from publicly accessible green space	public transport node Green Space Strategy Comments: 1421m
--	---

Physical Constraints : Not Suitable	
Highway Engineers Comments: Site is disconnected from local services and facilities. Unacceptable in terms of sustainable transport links.	
Topography Constraints: Mainly flat and rises to the road	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 100% Grade 3 Good - Moderate	Access to Utilities: Yes
Site Apparatus: On roadside verge on eastern boundary.	Neighbour Issues: No
Flood Zone:	Surface Water Flooding: 3% of site at high risk, 4% at Medium risk, 8% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : May be suitable	
Impact on views: Allocation of this site would result in southern extension of consented industrial development into landscape of agricultural character, albeit a landscape already negatively impacted by urbanising/industrial influences. Some of these elements are temporary (landfill and nearby solar development). Buildings/structures could be prominent in this landscape. The site might be suitable for industrial development.	Impact on existing recreational use: No
Protected Species/Habitats : Potential Species Habitat. The site abuts Sinc 2/750 -Mineral Line, Cotham. Indirect impacts might occur.	Tree Preservation Order:
Natural Features on site Former railway line to west, woodland to south.	
Conservation Area : No	Heritage asset (designated & non designated): Local Interest Building - Balderton Grange

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Site not suitable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

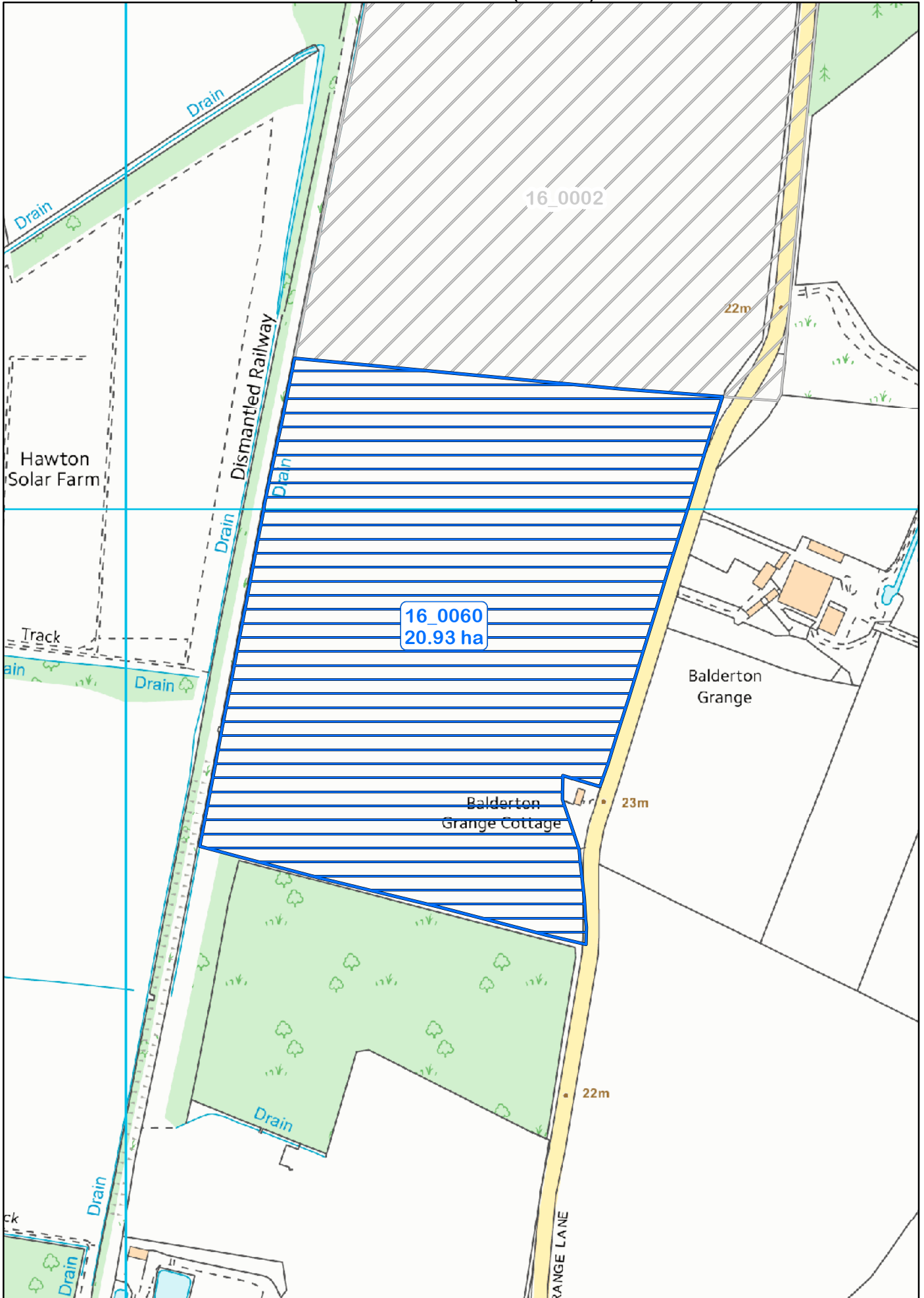
Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0121 Site Address Land around Fernwood (NAP 2C)
Housing/Employment/Both: Both **Area (Ha): 325.83**
Parish: Fernwood **Ward: Farndon & Fernwood Ward**

Suitability Conclusion: **Suitable**
Availability Conclusion: **Available within 5 Years**
 Availability Comments: Resolution to grant Outline Permission on part of site
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Any development on this site will need to proportionately contribute towards the highways package as appropriate. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to mitigate against any detrimental impact from the Oil and Gas Pipelines running beneath the site and would also need to mitigate against any detrimental impact on thre adjacent Site of Interest for Nature Conservation. Part of the site lies within Environment Agency Flood Zone 3 and development should be designed to this into account. Any development will need to take account of the the sites location within a Hazardous Installation Zone and adajacent to the A1. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats protected trees within the site.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Mixed

Area Character: Residential/Countryside Area: PDL Area: Greenfield

Setting : Residential/Countryside

Current Use: Residential/Countryside

Policy: Suitable

Current Policy Status: NAP 2C Other Policy Constraints: 16/00506/OUTM
Outline planning application for a phased residential development of up to 1,800 dwellings; a mixed use Local Centre of up to 0.75ha has a resolution to grant permission subject to the signing of a Section 106 Agreement. A separate application for

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

residential development for up to 1050 dwellings and associated facilities is pending determination

Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking

Primary School: No Bus Stop: Yes
GP/Health Centre: No Cash Machine Post Office:

Store of Local Importance:
Proximity to town centre: Over 1km from a town centre. 1747m
Green Space Standards: Within 400m of publicly accessible green space

Within 30 mins travel by public transport

Secondary School: Yes Retail Area: Yes
Further Education: Yes Hospital: Yes

Supermarket: Yes Employment: Yes
Proximity to Transport Node: Within 1km of major public transport node
Green Space Strategy Comments: 381m

Physical Constraints : May be Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 99.93% Grade 3 Good Access to Utilities:
- Moderate, 0.07% Not Applicable - Urban

Site Apparatus: Sewge Works. V overhead power line. Underground Gas and Oil Pipeline and Hazardous Installation Zones.

Neighbour Issues: Site abuts A1 Trunk Road and Hazardous Installation Zone

Flood Zone: 29% Flood Zone 3, 4% Flood Zone 2 Surface Water Flooding: 2% of site at high risk, 5% at medium risk, 16% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use:
BaldertonFP10 / BaldertonFP4

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Protected Species/Habitats : Potential Species Habitat. Site abuts Sinc 2/806 - Shire Dyke, Balderton. Indirect impacts may occur.	Tree Preservation Order: TPO N302 181 individuak trees, 11 groups of trees and 7 woodlands within the original Balderton Hospital site development
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Resolution to grant Outline Permission on part of site	
Achievability Comments: No evidence to suggest the site is not achievable at this point	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

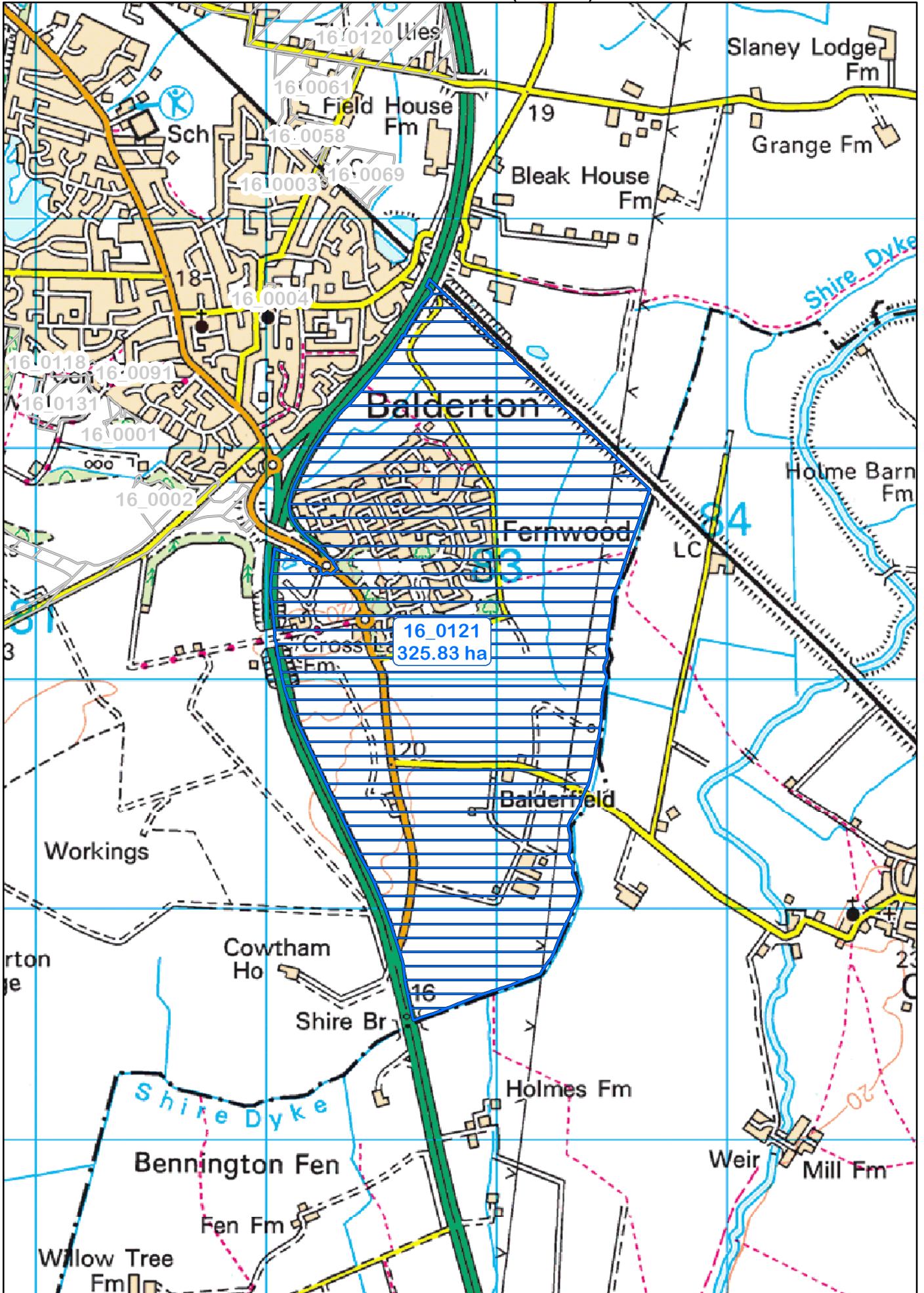
16/00506/OUTM Outline planning application for a phased residential development of up to 1,800 dwellings; a mixed use Local Centre of up to 0.75ha has a resolution to grant permission subject to the signing of a Section 106 Agreement.

14/00465/OUTM application poending for residential development for up to 1050 dwellings and associated facilities

Site also includes the existing settlement at Fernwood.

The District Council and the Highways Authorities have worked together to formulate an agreed highways infrastructure package to address the various impacts of further development in the area.

SHELAA 2016 Sites (Portrait)



Hawton

Site Reference Number: 16_0026 Site Address South of Quarry Farm
Housing/Employment/Both: Housing Area (Ha): 3.76
Parish: Hawton Ward: Farndon & Fernwood

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Not Suitable

OVERALL CONCLUSION:

Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Approximately 4.5% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. However, the access is inadequate and the site lies outside of the main built up area, within open countryside and is therefore contrary to Policy.

SUITABILITY

Character Land Use Location: Not Suitable

Location: Separated from the Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 3.76 Ha
 Area Character: Industrial / former mineral workings
 Setting : Countryside / industrial
 Current Use: Agriculture / grazing

Policy: Not Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Outside Urban Boundary

Access to Services : Not Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre. 5024m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from		Green Space Strategy Comments: 2911m	

publicly accessible green space

Physical Constraints : Not Suitable

Highway Engineers Comments: Unacceptable. Inadequate access.
 Topography Constraints: No
 Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% Grade 3 Good - Moderate Access to Utilities: Yes

Site Apparatus: No Neighbour Issues: Surrounded by commercial undertakings such as cement manufacture

Flood Zone: 4.5% Flood Zone 3, 11% Flood Zone 2 Surface Water Flooding: 0.4% at Medium risk, 3.7% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : Tree Preservation Order:

Natural Features on site No

Conservation Area : No Heritage asset (designated & non designated): No

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Not Suitable

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: Availability Other Issues:

Viability Comments:

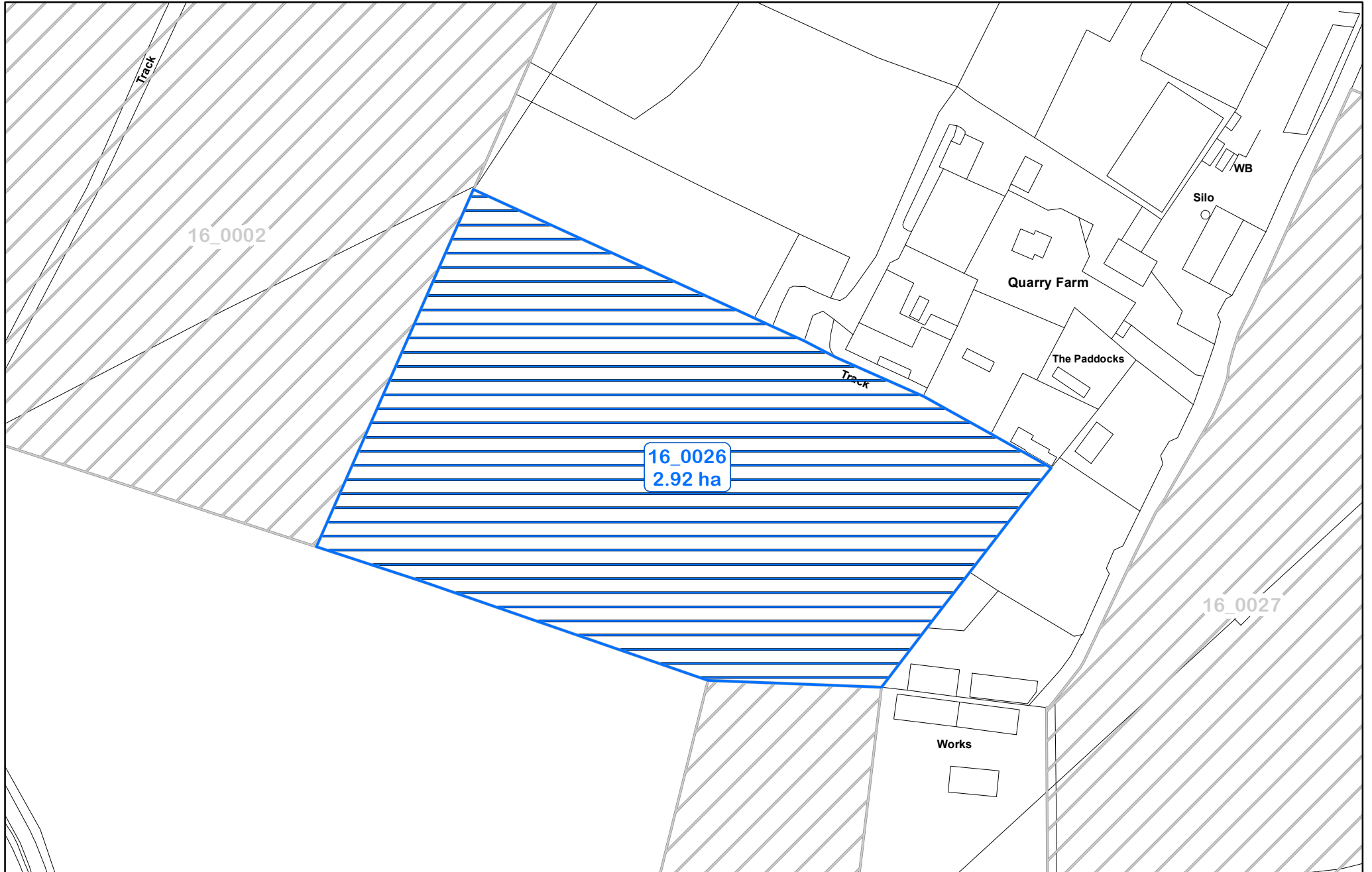
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0027 Site Address South East of Quarry Farm
Housing/Employment/Both: Housing Area (Ha): 27.5
Parish: Hawton Ward: Farndon & Fernwood

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Site not suitable

OVERALL CONCLUSION:
Potential contamination issues at the site would need to be investigated and mitigated if necessary. Approximately 40% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. The presence of trees with Preservation Orders could prevent part of the site being developed. However, access is inadequate and the site lies outside of the main built up area, within open countryside and is therefore contrary to Policy.

SUITABILITY

Character Land Use Location: Not Suitable

Location: Industrial/former mineral workings PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 27.5 Ha
 Area Character: Industrial/former mineral workings
 Setting : Countryside/Industrial
 Current Use: Vacant

Policy: Not Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Outside Urban Boundary

Access to Services : Not Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a		Proximity to Transport Node: Over 1km from major	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

town centre. 4017m Green Space Standards: Over 400m from publicly accessible green space	public transport node Green Space Strategy Comments: 1221m
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Physical Constraints : Not Suitable	
Highway Engineers Comments: Unacceptable. Inadequate access.	
Topography Constraints: No	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 100% Grade 3 Good - Moderate	Access to Utilities: Yes
Site Apparatus: Major pylons cross the site from north east to south west.	Neighbour Issues: Near to cement works
Flood Zone: 40% Flood Zone 3, 13% Flood Zone 2	Surface Water Flooding: 0.5% of site at high risk, 2% at Medium risk, 8% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Not Suitable	
Impact on views: No	Impact on existing recreational use: No
Protected Species/Habitats : 60% of the site is Sinc 5/2173 -Hawton Works Grassland . 5% of the site is Sinc 5/2229 - Hawton Old Gypsum Works Ponds.	Tree Preservation Order: TPO N136 Two woodland groups wholly within site approx 4% of site
Natural Features on site Appear to be lagoons on site, but not surveyed.	
Conservation Area : No	Heritage asset (designated & non designated): No

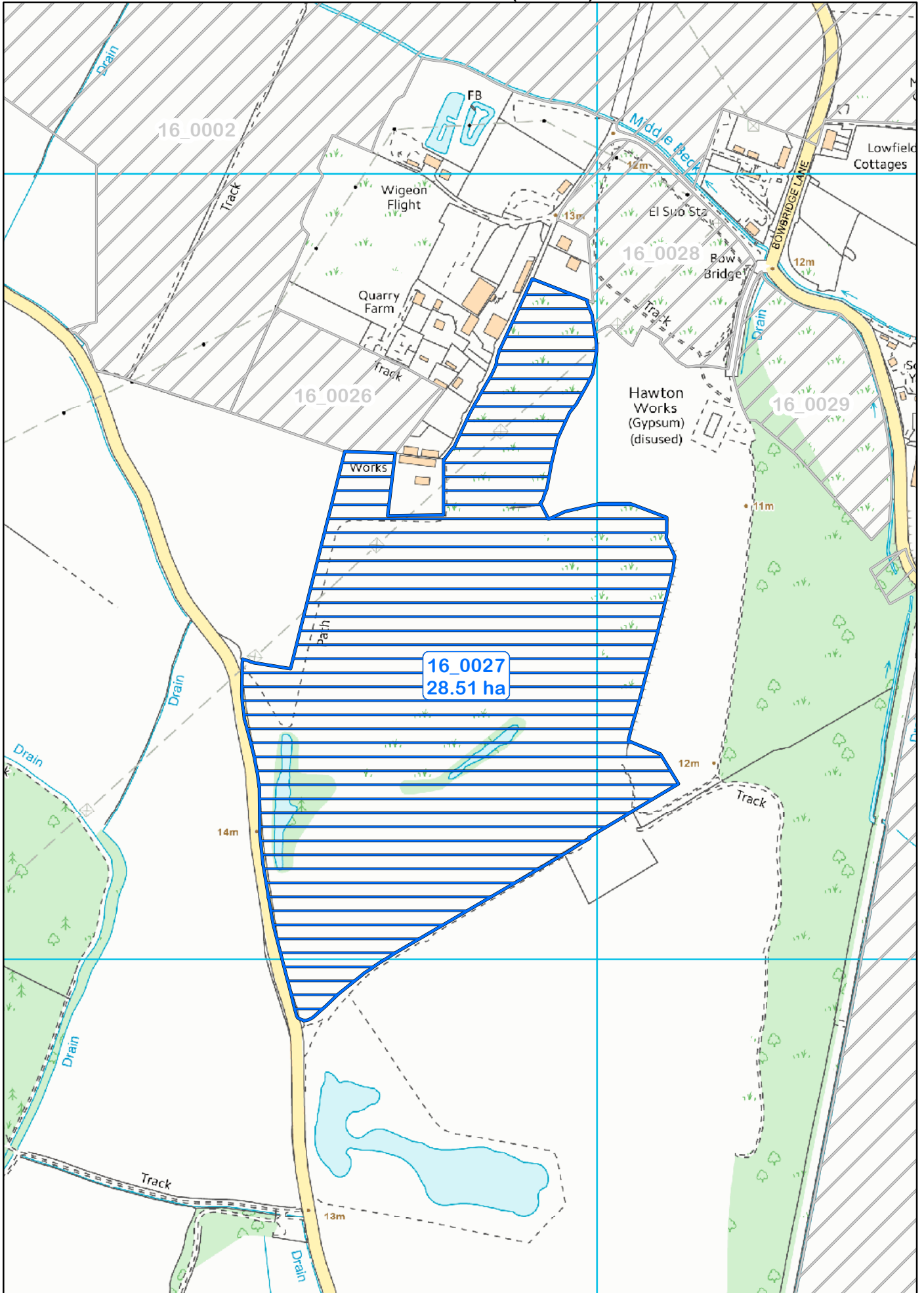
Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	
Achievability Comments: Site not suitable	
Ownership Constraints:	Ownership Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	
Availability Conclusion:	Available
Achievability Conclusion:	N/A
Additional Comments	

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0028 Site Address North East of Parkers Yard
Housing/Employment/Both: Housing Area (Ha): 4.41
Parish: Hawton Ward: Farndon & Fernwood

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Site not suitable

OVERALL CONCLUSION:
Upgrade of private access road would be required. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Approximately 92.5% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats. However, the site also lies outside of the main built up area, within open countryside and is therefore contrary to Policy.

SUITABILITY

Character Land Use Location: .Not Suitable

Location: Separated from Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 4.41 Ha
 Area Character: Industrial, farmland and former mineral workings.
 Setting : Countryside
 Current Use: Vacant

Policy: Not Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues: Outside Urban Boundary

Access to Services : Not Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a		Proximity to Transport Node: Over 1km from major	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

town centre. 4069m	public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 1273m

Physical Constraints : Not Suitable	
Highway Engineers Comments: Upgrade of private access road will be required plus improvements to the Bowbridge lane junction. Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).	
Topography Constraints: No	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 100% Grade 3 Good - Moderate	Access to Utilities: Yes
Site Apparatus: Major pylon line crosses the site from north east to south west. Smaller pylons cross the site from east to west.	Neighbour Issues: Abuts various commercial activities
Flood Zone: 92.5% Flood Zone 3, 3% Flood Zone 2	Surface Water Flooding: 1.3% at Medium risk, 10% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : May be suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats : Potential Species Habitat	Tree Preservation Order:
Natural Features on site No	
Conservation Area : No	Heritage asset (designated & non designated): No

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Achievability Comments: Site not suitable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

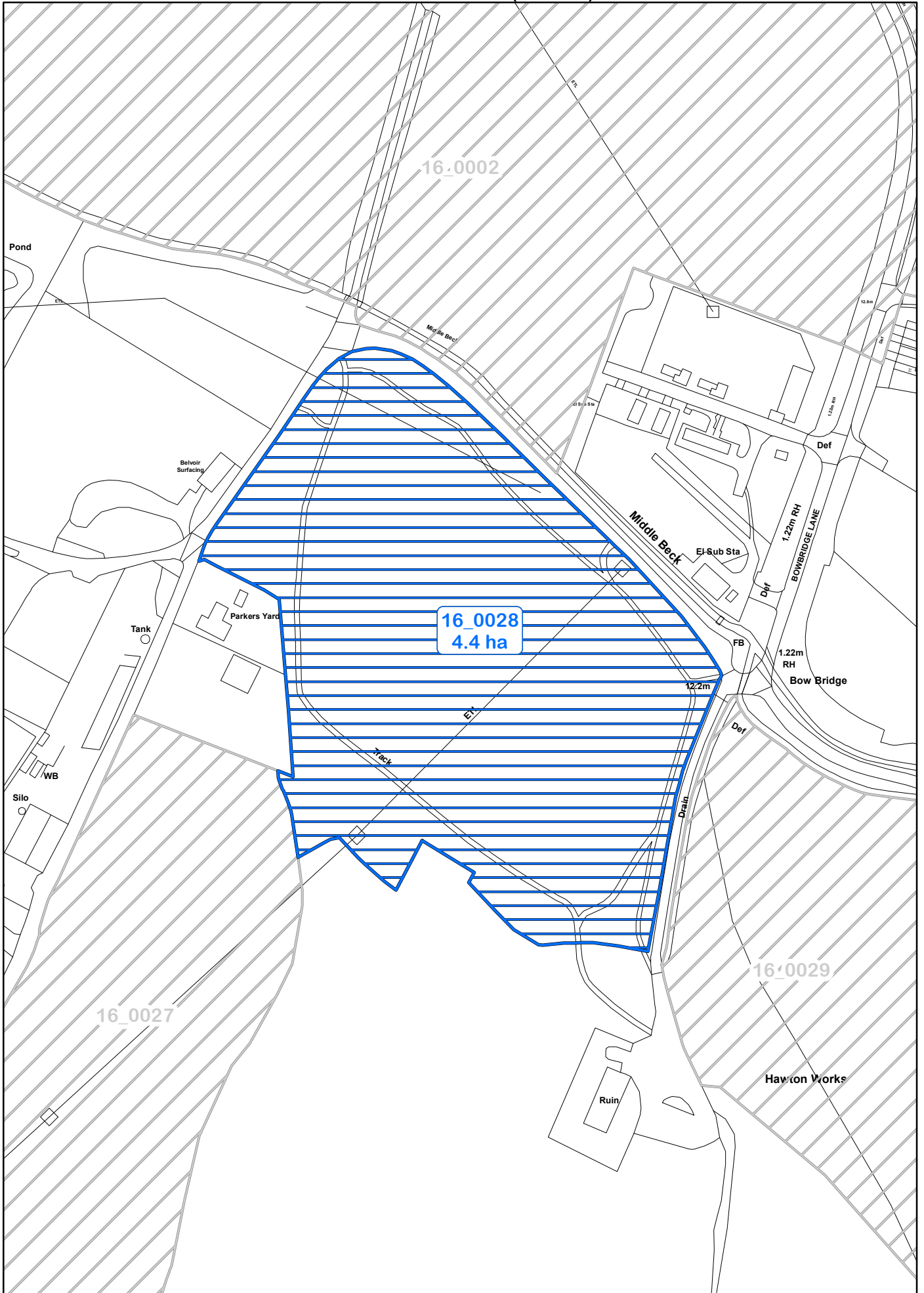
Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0029 Site Address West of Scrap Yard Bowbridge Road
Housing/Employment/Both: Housing Area (Ha): 3.87
Parish: Hawton Ward: Farndon & Fernwood

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Not Suitable

OVERALL CONCLUSION:
 Together with site ref.16_0028 this site would have a cumulative impact on the Newark SLR junction(s). Potential contamination issues at the site would need to be investigated and mitigated if necessary. Approximately 33% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (Sinc). The site also lies outside of the main built up area, within open countryside and is therefore contrary to Policy.

SUITABILITY

Character Land Use Location: Not Suitable

Location: Separated from Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 3.87 Ha
 Area Character: Industrial/former mineral working
 Setting :
 Current Use: Vacant

Policy: Not Suitable

Current Policy Status: Countryside/Industrial Other Policy Constraints:
 Conflicting Issues: Outside Urban Boundary

Access to Services : Not Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a		Proximity to Transport Node: Over 1km from major	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

town centre. 4121m Green Space Standards: Over 400m from publicly accessible green space	public transport node Green Space Strategy Comments: 1325m
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Physical Constraints : My be suitable	
Highway Engineers Comments: Together with 16_0028 this site would have a cumulative impact on the Newark SLR junction(s)	
Topography Constraints: No	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 100% Grade 3 Good - Moderate	Access to Utilities: Yes
Site Apparatus: No	Neighbour Issues: Close to scrap yard. Derelict structure immediately to south east.
Flood Zone: 33% Flood Zone 3, 40% Flood Zone 2	Surface Water Flooding: 1% of site at high risk, 2% at Medium risk, 12% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : May be suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats : The site abuts Sinc 5/222 -Hawton Tip Grassland. Indirect impacts might occur.	Tree Preservation Order:
Natural Features on site No	
Conservation Area : No	Heritage asset (designated & non designated): No

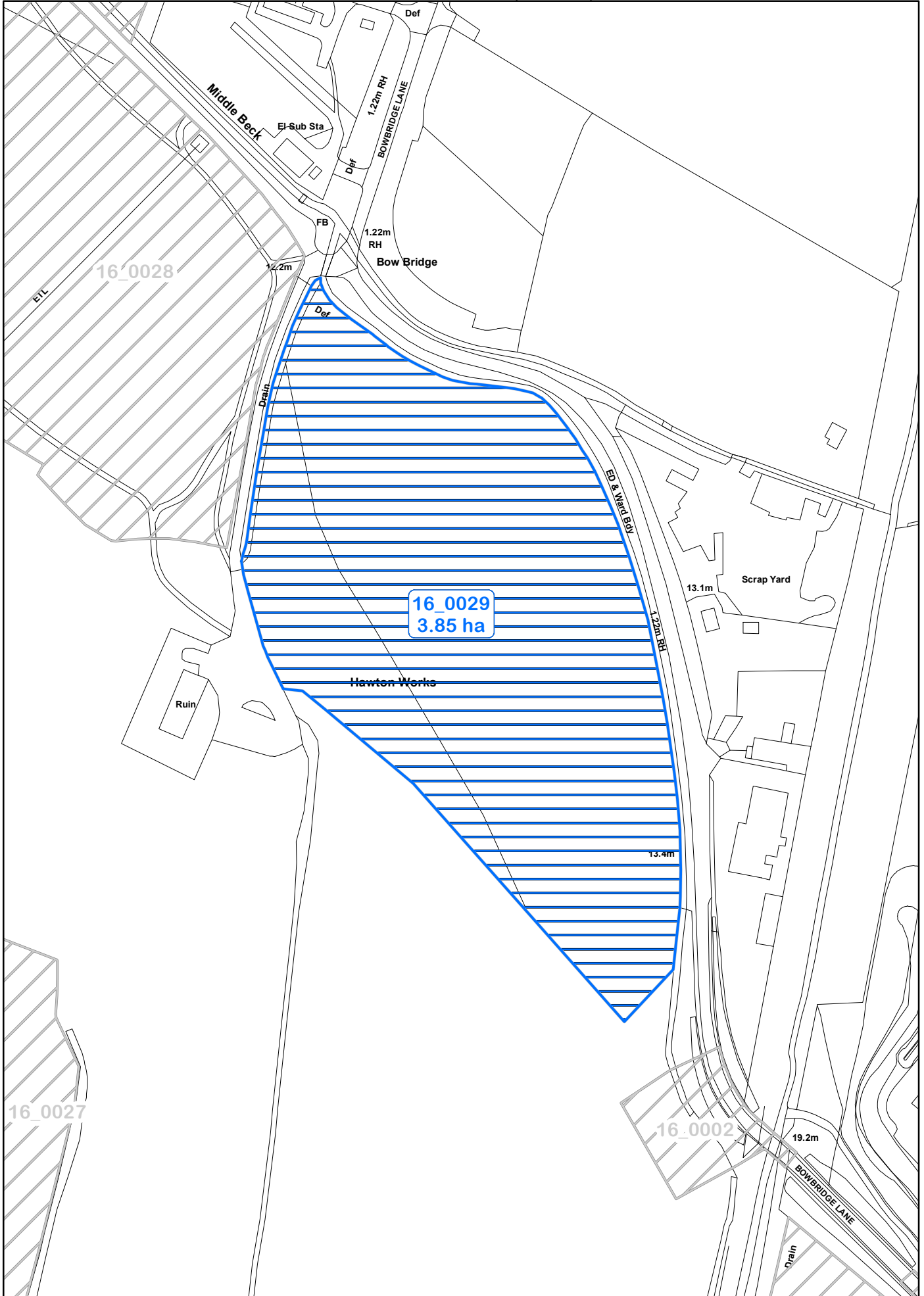
Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY	
Availability Comments:	
Achievability Comments: Not Suitable	
Ownership Constraints:	Ownership Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Legal Issues:	Legal Comments:
Timescale:	Availability Other Issues:
Viability Comments:	
Availability Conclusion:	Available
Achievability Conclusion:	N/A
Additional Comments	

SHELAA 2016 Sites (Portrait)



Kelham

Site Reference Number: 16_00175 Site Address Trentside Farm, off Blacksmith Lane, Kelham
Housing/Employment/Both: Housing Area (Ha): 1.63
Parish: Kelham Ward: Trent

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Not Suitable

OVERALL CONCLUSION:

This site does not have a suitable access. Approximately 62% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies within Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any development will need to take account of the sites location within the Conservation Area. Highways and flooding constraints mean this site is not suitable.

SUITABILITY

Character Land Use Location: May be suitable

Location: Adjacent Village PDL/Greenfield Mixed
 Area: PDL 0.25 Area: Greenfield 1.38

Area Character: Countryside / Residential
 Setting : Countryside / Residential
 Current Use: Agriculture

Policy: May be suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues:

Access to Services : May be suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 3801m		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Within 400m of		Green Space Strategy Comments: 202m	

publicly accessible green space

Physical Constraints : Not Suitable

Highway Engineers Comments: Not acceptable due to poor access

Topography Constraints:

Contaminated Land?: Yes

Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 44.89% Grade 2 Very Good, 55.11% Grade 3 Good - Moderate

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 62% Flood Zone 3, 33% Flood Zone 2

Surface Water Flooding: 1% of the site is at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be suitable

Impact on views:

Impact on existing recreational use:

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : 29.5% is in a CA

Heritage asset (designated & non designated):

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments:

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

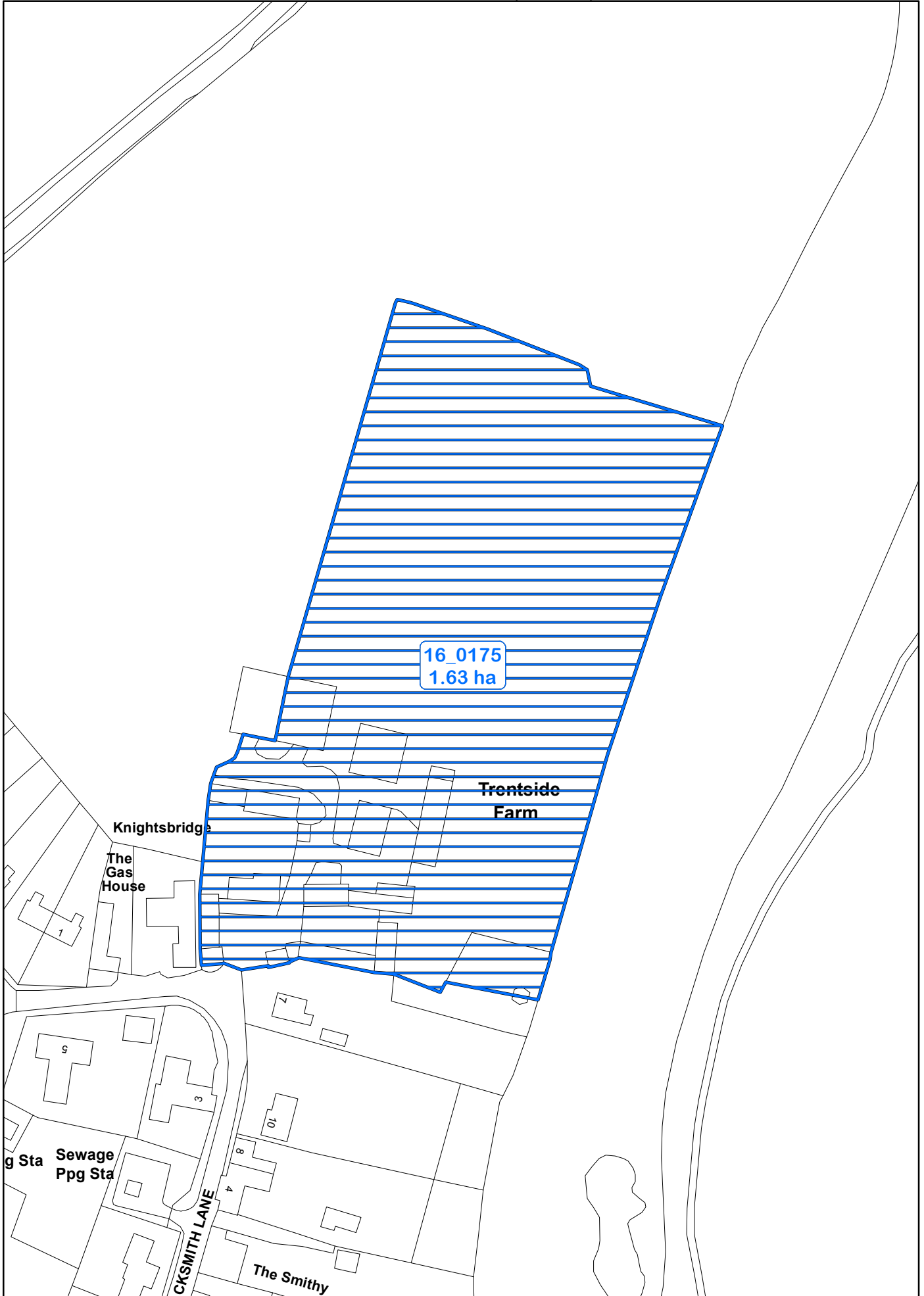
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0176 Site Address Land at Corner Farm, off A617 and Broadgate Lane, Kelham
Housing/Employment/Both: Housing **Area (Ha): 1.49**
Parish: Kelham **Ward: Trent**

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Not Suitable

OVERALL CONCLUSION:
This site does not have a suitable access. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development will need to take account of the sites location within the Conservation Area. Highways constraints mean this site is not suitable.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Within village PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 1.49
 Area Character: Countryside / residential
 Setting : Countryside / residential
 Current Use: Agriculture

Policy: May be Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues:

Access to Services : May be Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1k from a town centre. 3977m		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 536m	

Physical Constraints : Not Suitable

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Highway Engineers Comments: Not acceptable due to poor access	
Topography Constraints:	
Contaminated Land?: No	Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural land quality : 100% Grade 3 Good - Moderate	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: 87% at low risk, 50% at medium risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable	
Impact on views:	Impact on existing recreational use:
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : 58% is in a CA	Heritage asset (designated & non designated):

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: Not Suitable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

Availability Conclusion: Available

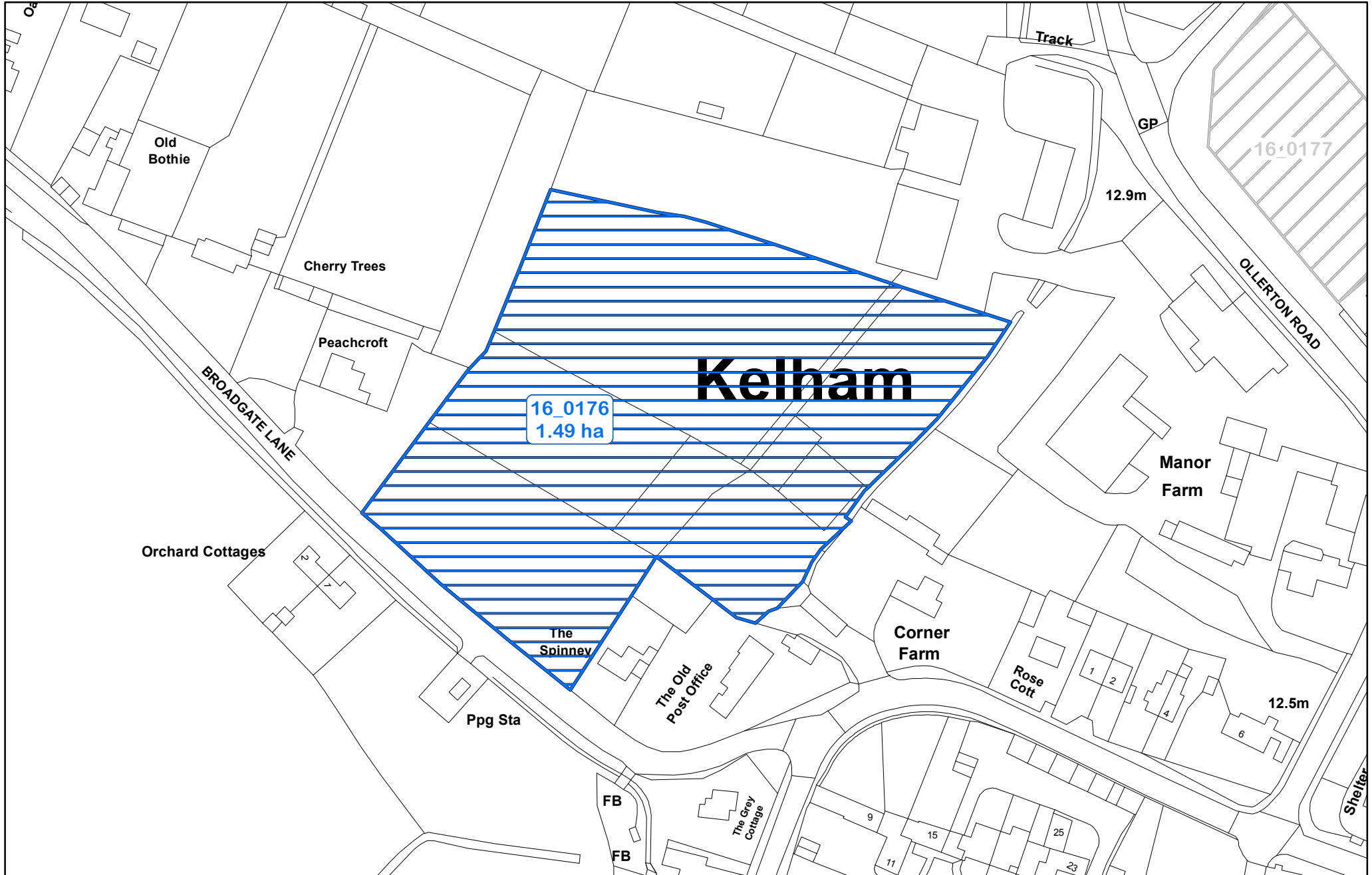
Achievability Conclusion: The site is economically viable/achievable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Additional Comments

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SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0177 Site Address Land north east of Ollerton Road, Kelham
Housing/Employment/Both: Housing Area (Ha): 0.33
Parish: Kelham Ward: Trent

Suitability Conclusion: May be suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council’s Preferred Approach amendments. Potential contamination issues in the locality would need to be investigated and mitigated if necessary.

SUITABILITY

Character Land Use Location: May be suitable

Location: Adjacent village PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 0.33

Area Character: Countryside / residential
 Setting : Countryside / residential
 Current Use: Agricultural

Policy: May be suitable

Current Policy Status: SP3 / DM8 Other Policy Constraints:
 Conflicting Issues:

Access to Services : Not suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 3892m		Proximity to Transport Node: Over 1km from a major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 300m	

Physical Constraints : May be suitable

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Highway Engineers Comments: Small scale development may be acceptable

Topography Constraints:

Contaminated Land?: Maybe Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : 100% Grade 2 Very Good Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: Surface Water Flooding: Very low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be suitable

Impact on views: | Impact on existing recreational use:

Protected Species/Habitats : Tree Preservation Order:

Natural Features on site

Conservation Area : Heritage asset (designated & non designated):

Suitability Conclusion: May be suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: 0-5 years Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 Years

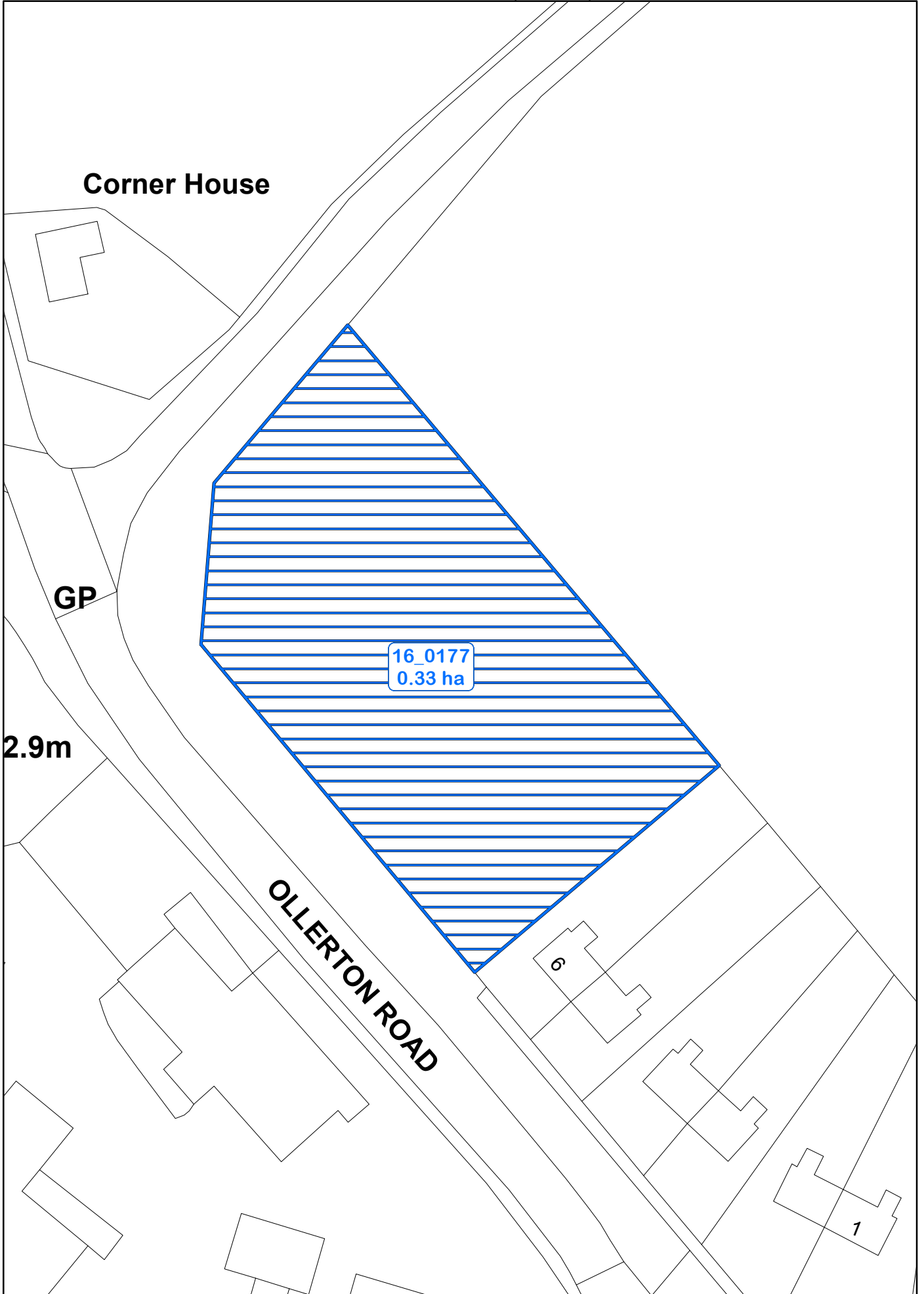
Achievability Conclusion: The site is economically viable/achievable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Additional Comments

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SHELAA 2016 Sites (Portrait)



Newark

Site Reference Number: 16_0045 Site Address Tarmac Site Hawton Lane
Housing/Employment/Both: Housing Area (Ha): 8.54
Parish: Newark Ward: Beacon

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5-10 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is within the Urban Boundary and could be considered suitable subject to appropriate mitigation works. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (Sinc).

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 8.54 Ha Area: Greenfield
 Area Character: Mainly industrial/commercial
 Setting : Urban
 Current Use: Industrial/commercial

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 3620m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 824m	

Physical Constraints : Suitable

Highway Engineers Comments: Direct from classified. Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints: No

Contaminated Land?: Yes

Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : Urban

Access to Utilities: Yes

Site Apparatus: A number of buildings and structures on this site

Neighbour Issues: No

Flood Zone:

Surface Water Flooding: 0.3% of site at high risk, 1.6% at Medium risk, 8% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats : The site abuts Sinc 5/1045 - RHP Sports Ground. Indirect impacts might occur.

Tree Preservation Order:

Natural Features on site No

Conservation Area : No

Heritage asset (designated & non designated): No

Suitability Conclusion: May be suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Timescale: 5-10 years

Availability Other Issues:

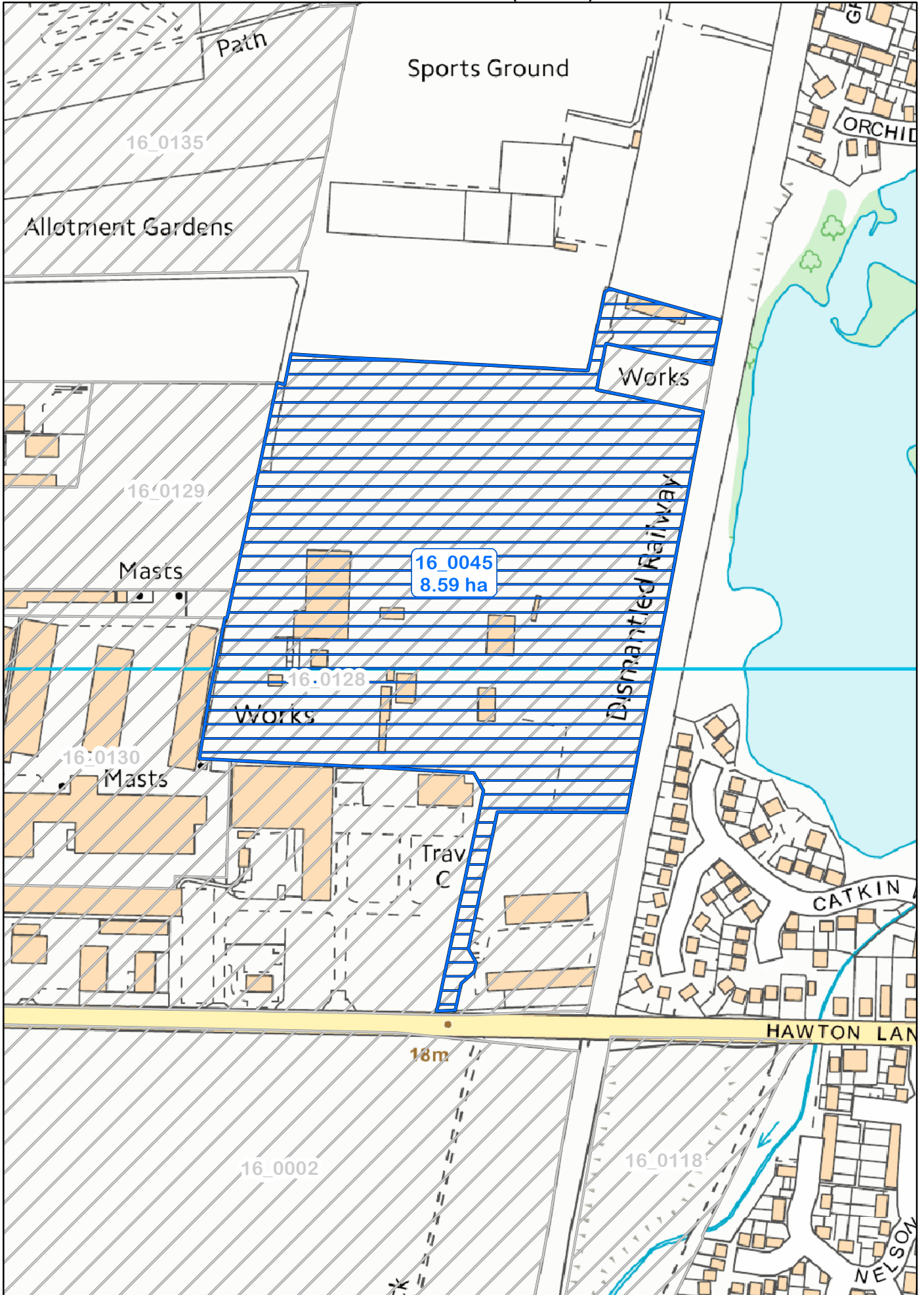
Viability Comments:

Availability Conclusion: Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0089 Site Address Bowbridge Road, The Bearings
Housing/Employment/Both: Housing Area (Ha): 1.6
Parish: Newark Ward: Beacon

Suitability Conclusion: Suitable
Availability Conclusion: 10-15 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable for some form of development at this point

OVERALL CONCLUSION:
The site is within the Urban Boundary and could be considered suitable subject to appropriate mitigation works. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The presence of trees with Preservation Orders could prevent part of the site being developed.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Area PDL/Greenfield PDL
 Area: PDL 1.6 ha Area: Greenfield

Area Character: Residential / retail

Setting : Urban

Current Use: Vacant

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: No	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1652m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 574m	

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Timescale: 10-15 Years

Availability Other Issues:

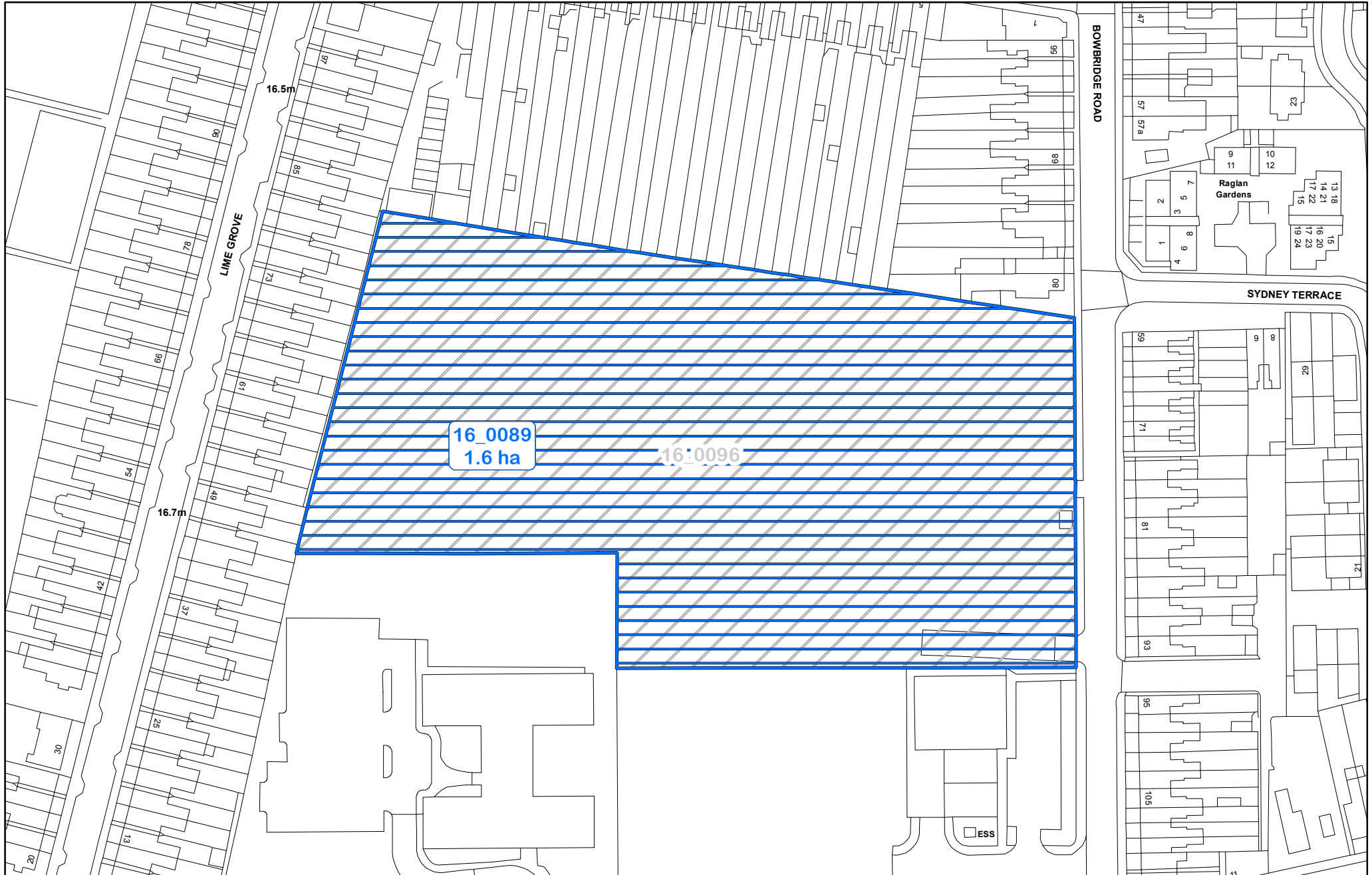
Viability Comments: 10-15 Years

Availability Conclusion: Available within 10-15 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0094 Site Address Howes Court/William Street, Newark
Housing/Employment/Both: Housing Area (Ha): 0.97
Parish: Newark Ward: Beacon

Suitability Conclusion: Suitable
Availability Conclusion: Available within 10-15 Years
 Availability Comments: The flats are currently occupied and any relocation of tenants would require an appropriate timescale.
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
The site is within the Urban Boundary and could be considered suitable subject to appropriate mitigation works. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development will need to take account of the sites location within the Conservation Area.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 0.97 Area: Greenfield
 Area Character: Mostly residential, some employment uses to the west
 Setting : Urban
 Current Use: Residential

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1207m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 93m	

Physical Constraints : Suitable

Highway Engineers Comments: Direct from classified. Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Maybe

Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : 100% Not Applicable - Access to Utilities:
Urban

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 1% of site at high risk, 17% at Medium risk, 54% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : 27% is in a CA

Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: The flats are currently occupied and any relocation of tenants would require an appropriate timescale.

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 10-15 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0097 Site Address Barnby Gate (14) Newark
Housing/Employment/Both: Both Area (Ha): 0.03
Parish: Newark Ward: Beacon

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
The site is within the Urban Boundary and could be considered suitable subject to appropriate mitigation works. The site is both available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 0.03 Area: Greenfield

Area Character: Residential / retail

Setting : Urban

Current Use: Residential

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1038m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 230m	

Physical Constraints : Suitable

Highway Engineers Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Topography Constraints:	
Contaminated Land?: Maybe	Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site
Agricultural land quality : 100% Not Applicable - Urban	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: Very Low Risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : Yes	Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: No evidence to suggest the site is not achievable at this point	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

14/01542/CPRIOR Prior notification received for the conversion from office to 11 flats

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Site Reference Number: 16_0098 Site Address Beacon Hill Road (35)
Housing/Employment/Both: Housing Area (Ha): 0.2
Parish: Newark Ward: Beacon

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:
The site has the benefit of Full Permission. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 0.2 Area: Greenfield
 Area Character: Residential / industrial
 Setting : Urban
 Current Use: Vacant industrial

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1520m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 433m	

Physical Constraints : Suitable

Highway Engineers Comments: Access agreed as part of planning permission

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Topography Constraints:	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 31.74% Grade 3 Good - Moderate, 68.26% Not Applicable - Urban	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: Very Low Risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats : The Site abuts Sinc 2/805 -Beacon Hill Gypsum Workings.	Tree Preservation Order: TPO N178 part of woodland 5 covers north western corner of site approx 4%
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: Information submitted suggests site should be viable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

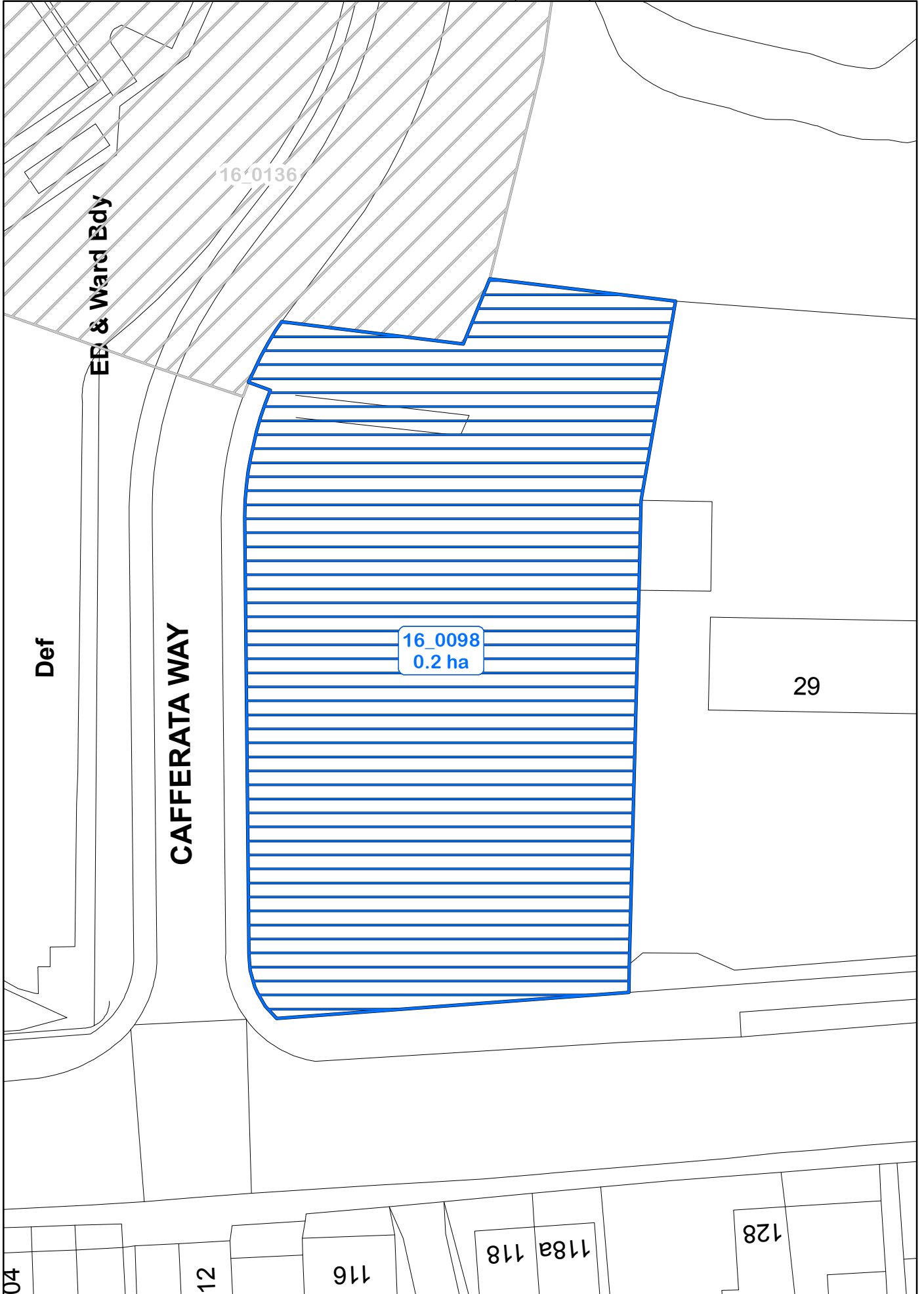
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

There is an extant permission (05/02257/FULM, also see 15/00168/DISCON) for the construction of an apartment complex.

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0099 Site Address Castlegate (The Gap Site)
Housing/Employment/Both: Housing Area (Ha): 0.11
Parish: Newark Ward: Castle

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5-10 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

Planning permission previously granted on site. The site is both available and achievable. Any future applications will need to address the following issues. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Approximately 36% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Any possible development would need to address any potential impact on the heritage asset within or nearby the site.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 0.11 Area: Greenfield

Area Character: Residential / A3

Setting : Urban

Current Use: Vacant / car parking

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Within 1km of a town centre. 567m		Proximity to Transport Node: Within 1km of major public transport node	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Green Space Standards: Within 400m of publicly accessible green space

Green Space Strategy Comments: 132m

Physical Constraints : Suitable

Highway Engineers Comments:

Topography Constraints:

Contaminated Land?: Maybe

Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : 100% Not Applicable - Urban

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 36% Flood Zone 3, 1.5% Flood Zone 2

Surface Water Flooding: 6% at Medium risk, 30% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : Yes

Heritage asset (designated & non designated): Yes. Two Grade II Listed houses adjacent to site. Grade II Listed former lock keepers cottage adjacent to site. Two Grade II Listed houses, now vacant, adjacent to site. Grade II Listed former public house, now shop and office adjacent to site. Two Grade II Listed houses, now a shop, adjacent to site.

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Legal Issues:

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

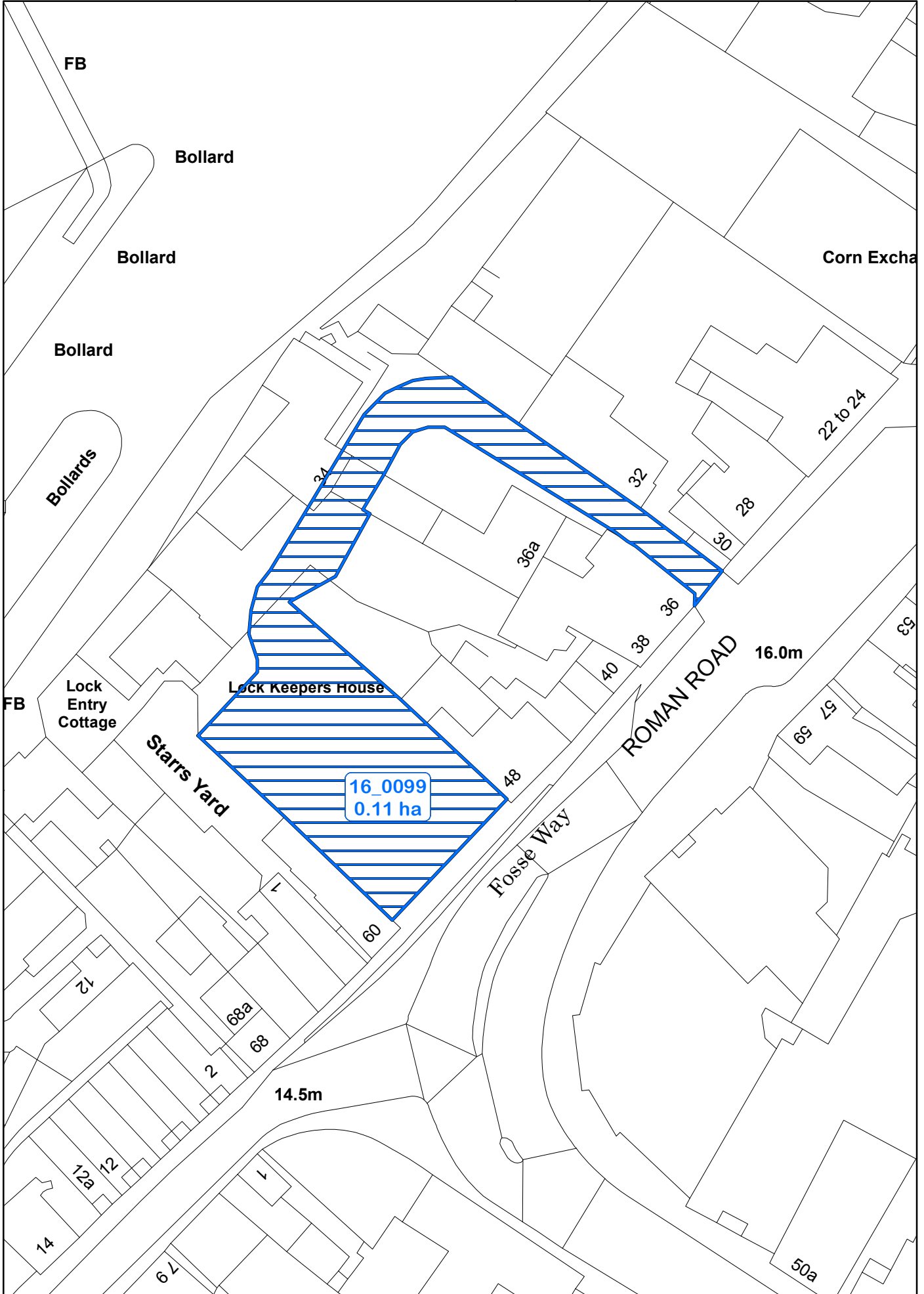
Availability Conclusion: Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Permission for the construction of 10 new apartments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0100 Site Address Hawton Road (Land at 207)
Housing/Employment/Both: Housing Area (Ha): 1.33
Parish: Newark Ward: Devon

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:
The site has the benefit of Full Planning Permission. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 1.33
 Area Character: Countryside with residential to the north
 Setting : Countryside
 Current Use: Agriculture

Policy:

Current Policy Status: Within Urban Boundary Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 3079m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 794m	

Physical Constraints : Suitable

Highway Engineers Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Topography Constraints:	
Contaminated Land?: No	Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural land quality : 100% Not Applicable - Urban	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: 0.03% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: HawtonFP2
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: Information submitted suggests site should be viable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

Availability Conclusion: Available within 5 Years

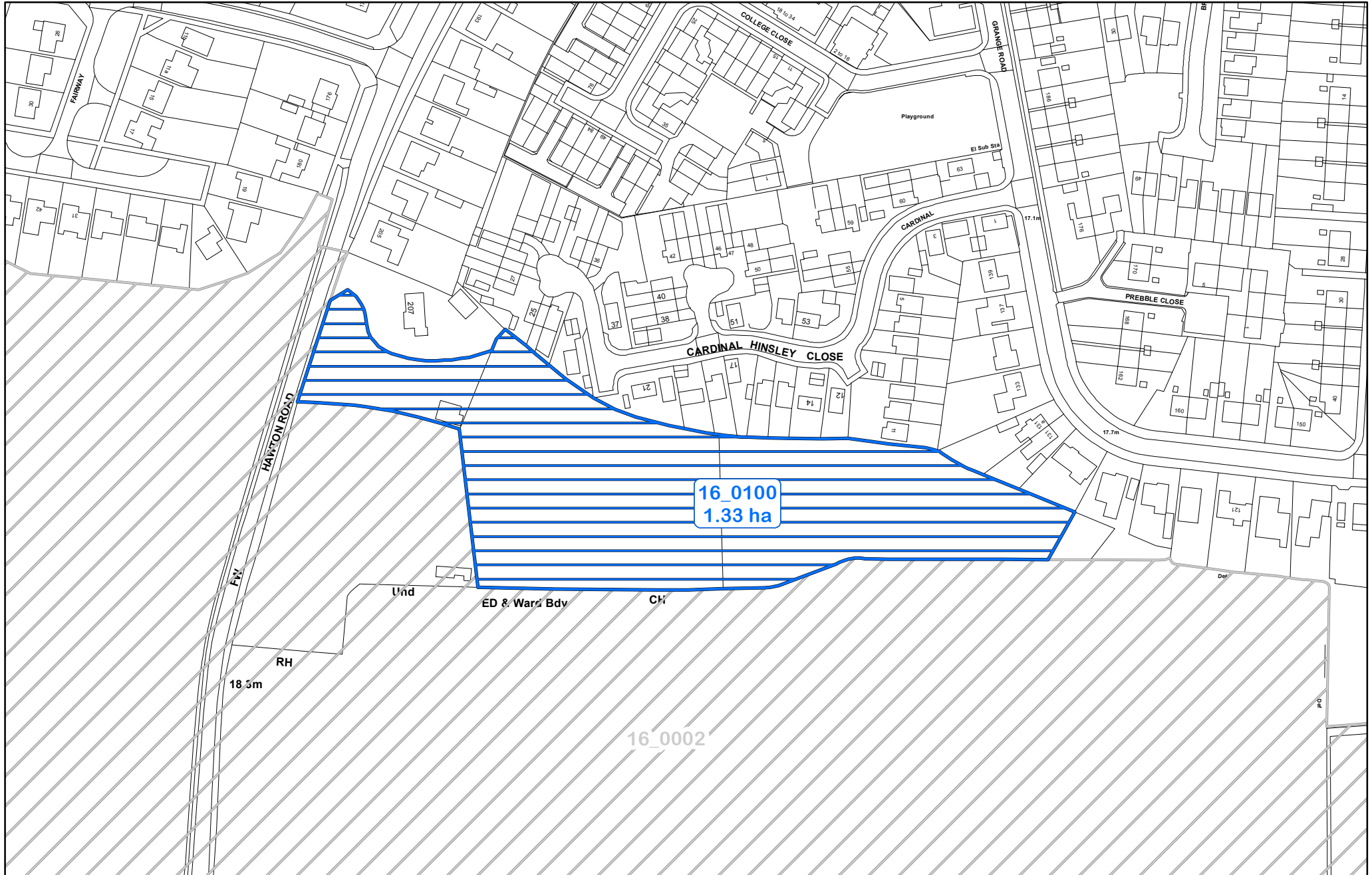
Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Permission (15/00036/FULM) has been granted for the construction of 20 new dwellings.

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0103 Site Address London Road (65A) Newark
Housing/Employment/Both: Housing Area (Ha): 0.09
Parish: Newark Ward: Beacon

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:
Planning permission previously granted on site. The site is both available and achievable. Any future applications will need to address the following issues. Any possible development would need to address any potential impact on the heritage asset within or nearby the site and the location within the Conservation Area.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 0.09 Area: Greenfield

Area Character: Residential with some offices

Setting : Urban

Current Use: Offices

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1665m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 543m	

Physical Constraints : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Satisfactory access was shown to be achievable through the grant of planning permission.	
Topography Constraints:	
Contaminated Land?: No	Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas
Agricultural land quality : 100% Not Applicable - Urban	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: Very Low Risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : 77% is in a CA	Heritage asset (designated & non designated): Yes. Five Grade II Listed houses, now four houses adjacent to site.

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: Information submitted suggests site should be viable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

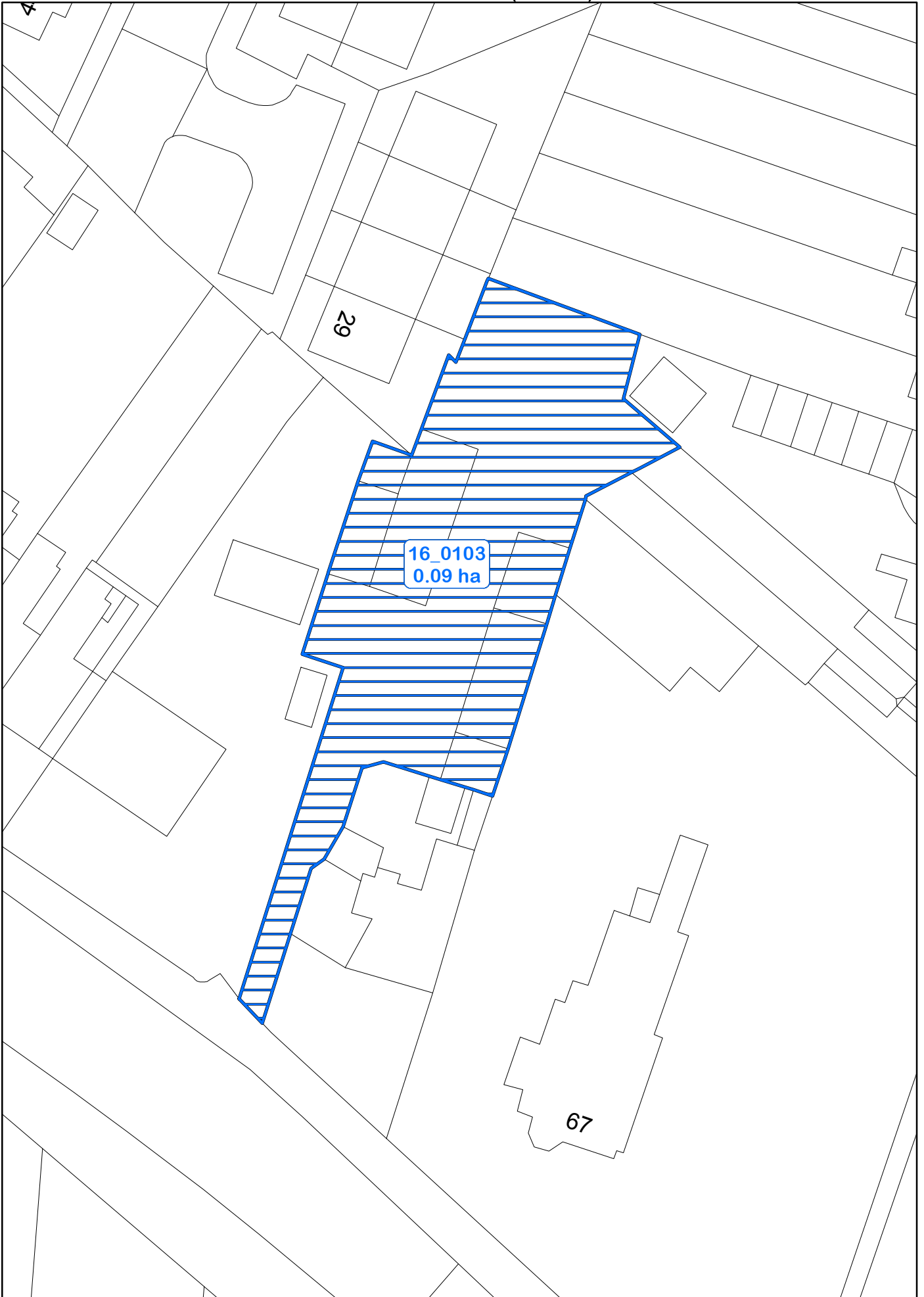
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

04/02239/FUL - Erection of 5 dwellings

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0104 Site Address Land off Millgate, Newark
Housing/Employment/Both: Both Area (Ha): 2.07
Parish: Newark Ward: Castle

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:

The site has the benefit of Full Planning Permission for mixed use development. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Mixed
 Area: PDL 0.2 Area: Greenfield 1.87
 Area Character: Newark Marina is to the south-west and the River Trent is to the north-west.
 Setting : Residential / industrial / green space
 Current Use: Grazing land / industry / recreation

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1190		Proximity to Transport Node: Within 1km of major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 532m	

Physical Constraints : Suitable

Highway Engineers Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Topography Constraints:	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 24.19% Grade 3 Good - Moderate, 75.81% Not Applicable - Urban	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone: 24.5% Flood Zone 3, 17.5% Flood Zone 2	Surface Water Flooding: 1% of site at high risk, 1% at Medium risk, 3% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : Yes	Heritage asset (designated & non designated): Yes. Grade II Listed house, now flats adjacent to site.

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: Information submitted suggests site should be viable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

Availability Conclusion: Available within 5 Years

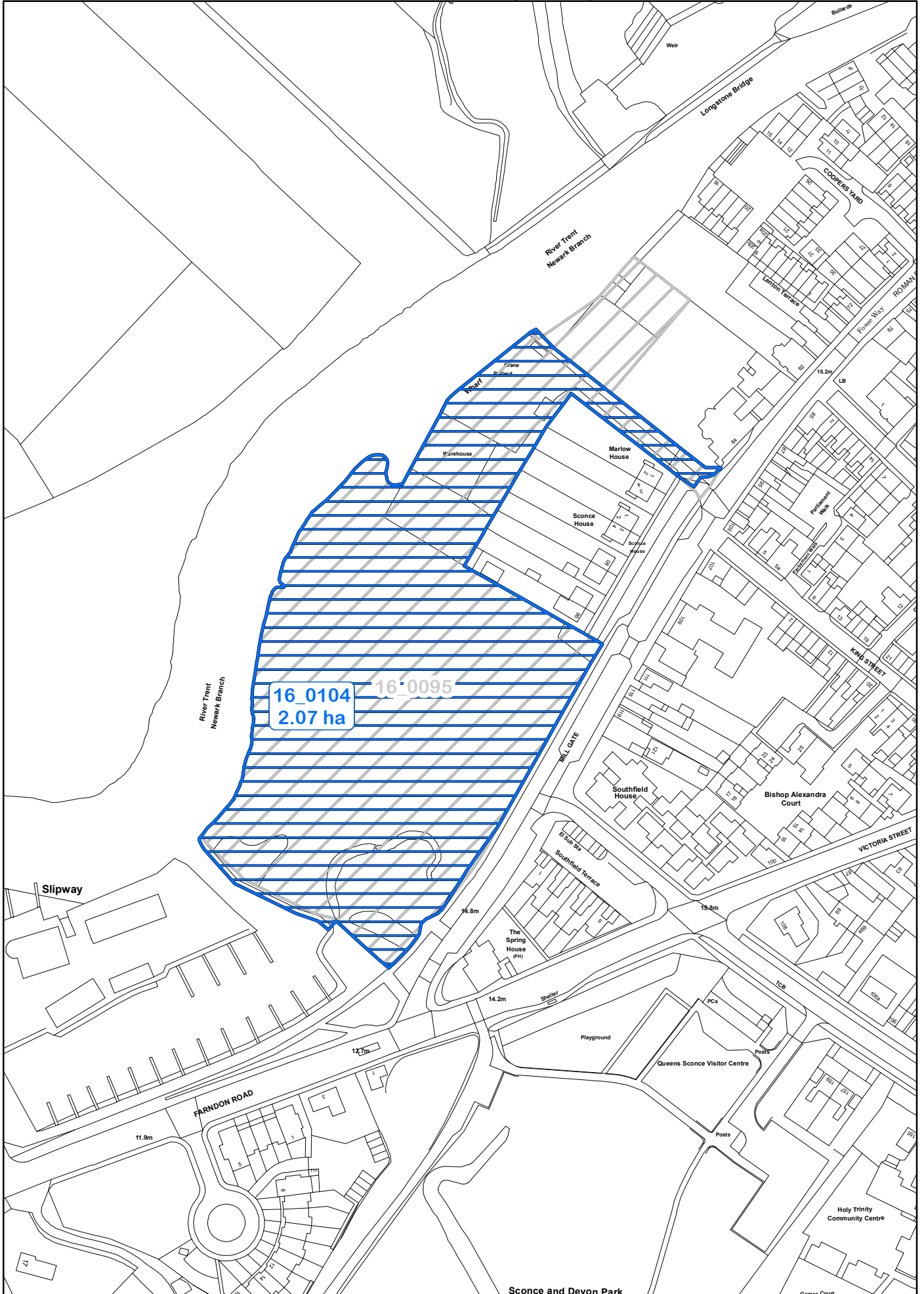
Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Permission (16/00124/FULM) has been granted for the erection of 34 retirement apartments with communal facilities, landscaping and car parking.

Permission is extant (12/00301/FULM) for a mixed use development comprising the demolition of two former industrial buildings, the erection of 11 dwellings, the erection of private health facilities, an extension to the existing Marina and the creation of a wildlife park.

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0105 Site Address Northgate, Newark
Housing/Employment/Both: Housing / Retail Area (Ha): 1.6
Parish: Newark Ward: Bridge

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5-10 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site has an extant permission for residential and outline permission for retail development. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 1.6 ha Area: Greenfield
 Area Character: Residential and employment
 Setting : Urban
 Current Use: Vacant

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Within 1km from a town centre. 742m		Proximity to Transport Node: Within 1km of major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 201m	

Physical Constraints : Suitable

Highway Engineers Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Topography Constraints:	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 100% Not Applicable - Urban	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone: 4% Flood Zone 3, 64% Flood Zone 2	Surface Water Flooding: 2% at Medium risk, 10% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : Yes	Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: No evidence to suggest the site is not achievable at this point	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 5-10 years	Availability Other Issues:
Viability Comments:	

Availability Conclusion: Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Permission has been granted for a new retail development (13/00997/OUTM).

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Site Reference Number: 16_0106 Site Address Northgate (17) Newark
Housing/Employment/Both: Housing Area (Ha): 0.06
Parish: Newark Ward: Castle

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:
The site has the benefit of Full Permission. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 0.06 ha Area: Greenfield

Area Character: Residential and offices

Setting : Urban

Current Use: Vacant

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Within 1km of a town centre. 506m		Proximity to Transport Node: Within 1km of major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 126m	

Physical Constraints : May be Suitable

Highway Engineers Comments: Access agreed as part of planning permission

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Topography Constraints:	
Contaminated Land?: Maybe	Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site
Agricultural land quality : 100% Not Applicable - Urban	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone: 75% Flood Zone 3, 25% Flood Zone 2	Surface Water Flooding: 1% of site at high risk, 2% at medium risk, 10% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : Yes	Heritage asset (designated & non designated): Yes. Grade II Listed public house adjacent to site.

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: Information submitted suggests site should be viable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0-5 years	Availability Other Issues:
Viability Comments:	

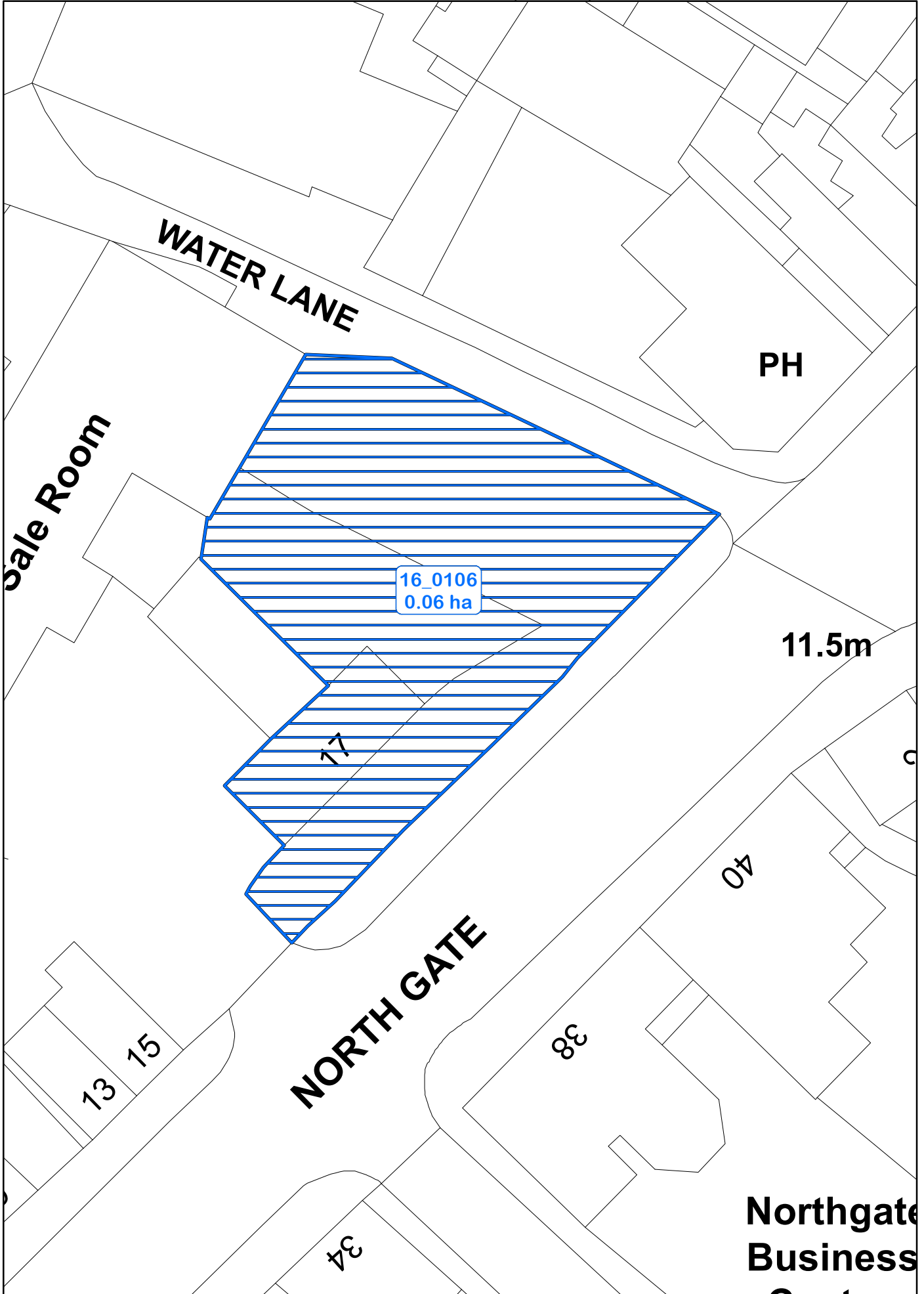
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Permission has been granted for the construction of 12 new dwellings (15/01307/FULM).

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0107 Site Address Northgate (75-77) Newark
Housing/Employment/Both: Both Area (Ha): 1.01
Parish: Newark Ward: Bridge

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5-10 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site has the benefit of Outline Planning Permission for retail development and an extant permission for residential development. The site is both available and achievable. Any future application would need to address and if necessary mitigate against any of the issues identified below

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 1.01 ha Area: Greenfield

Area Character: Residential and employment

Setting : Urban

Current Use: Vacant

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Within 1km of a town centre. 722m		Proximity to Transport Node: Within 1km of major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 181m	

Physical Constraints : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Suitable access arrangements were secured as part of the planning permission.	
Topography Constraints:	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 100% Not Applicable - Urban	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone: 57% Flood Zone 2	Surface Water Flooding: 2% at medium risk, 15% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : Yes	Heritage asset (designated & non designated): No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:	
Achievability Comments: No evidence to suggest the site is not achievable at this point	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 5-10 years	Availability Other Issues:
Viability Comments:	

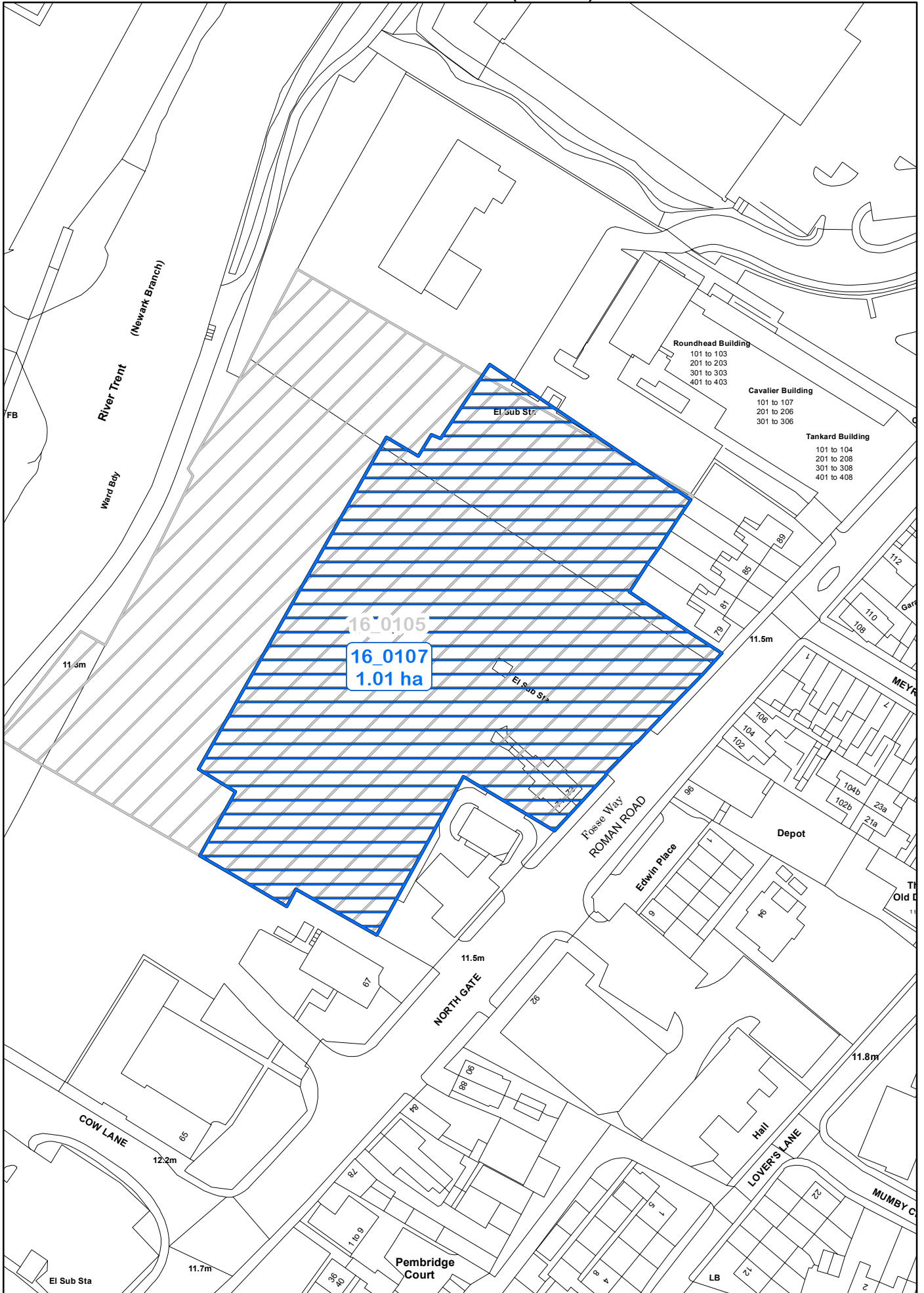
Availability Conclusion: Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

The site has the benefit of an extant residential permission.
Permission has been granted for a new retail development (13/00997/OUTM).

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0108 Site Address Potterdyke/Pelham Street, Newark
Housing/Employment/Both: Area (Ha): 0.1
Parish: Newark Ward: Castle

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments: An application for the demolition of the former Robin Hood Hotel and the construction of new retail units and a 64 bedroom hotel was pending consideration at the time of writing.
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:
The site is within the Newark Urban Boundary and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to address any potential impact on the heritage asset within or nearby the site. Any development will need to take account of the sites location within the Conservation Area.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 0.1 ha Area: Greenfield

Area Character: Residential and retail

Setting : Urban

Current Use: Derelict building

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Within 1km of a		Proximity to Transport Node: Within 1km of major	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

town centre. 855m Green Space Standards: Within 400m of publicly accessible green space	public transport node Green Space Strategy Comments: 334m
--	--

Physical Constraints : Suitable	
Highway Engineers Comments:	
Topography Constraints:	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 100% Not Applicable - Urban	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: 4% of site at high risk, 8% at medium risk, 19% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints :	
Impact on views:	Impact on existing recreational use: No
Protected Species/Habitats :	Tree Preservation Order:
Natural Features on site	
Conservation Area : Yes	Heritage asset (designated & non designated): Yes. Grade II Listed Former Robin Hood Hotel within and adjacent to site.

Suitability Conclusion:

AVAILABILITY AND ACHIEVABILITY

Availability Comments: An application for the demolition of the former Robin Hood Hotel and the construction of new retail units and a 64 bedroom hotel was pending consideration at the time of writing.	
Achievability Comments: Information submitted suggests site should be viable	
Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

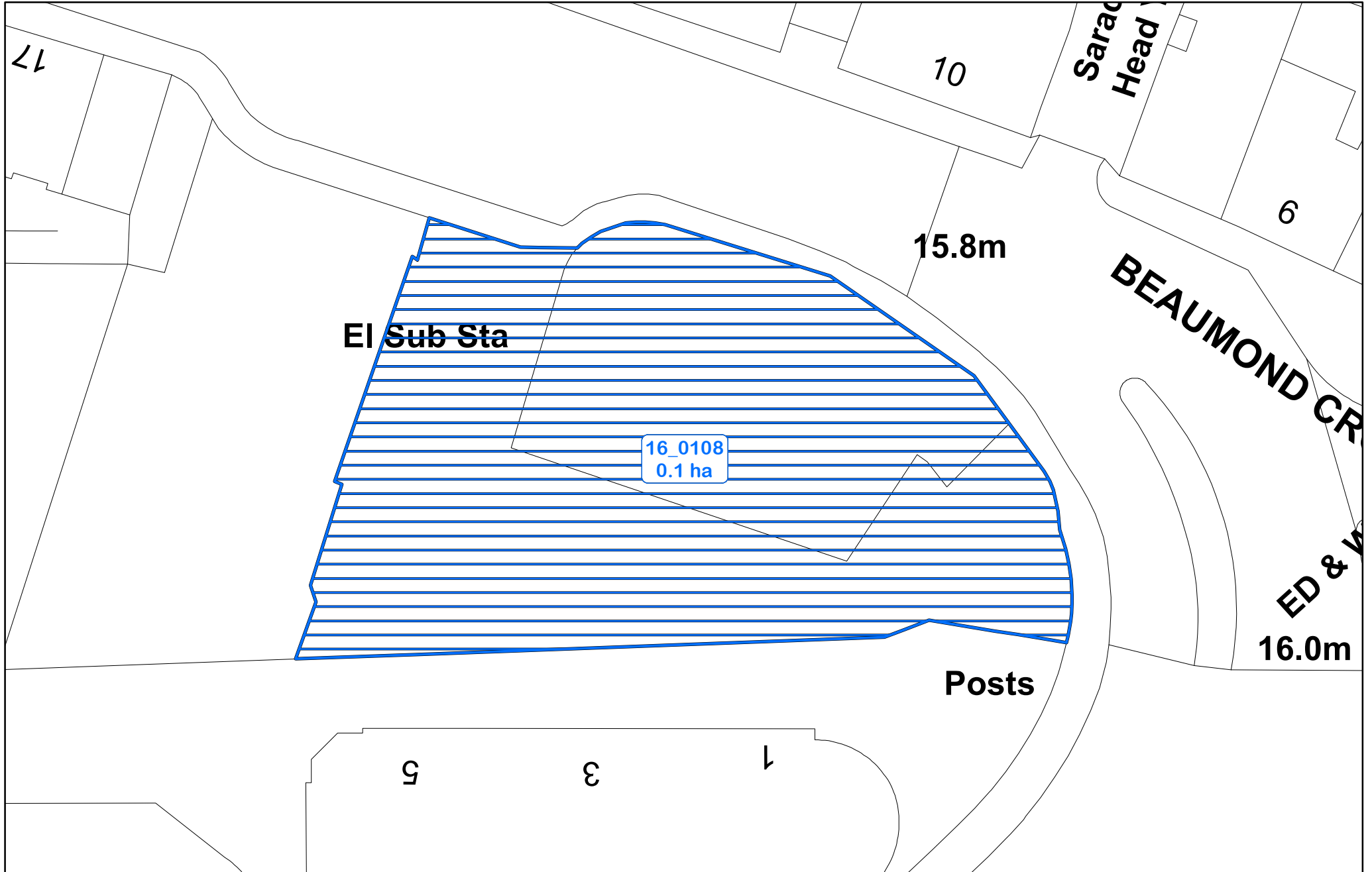
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

An application (16/00914/FULM) for the demolition of the former Robin Hood Hotel and the construction of new retail units and a 64 bedroom hotel was pending consideration at the time of writing.

SHELAA 2016 Sites (Landscape)



Site Reference Number: NAP 2B Site Address Land East of Newark (NAP 2B)
Housing/Employment/Both: Housing/Local Area (Ha): 120.14
Centre
Parish: Newark Ward: Beacon, Balderton North & Coddington

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site. Any possible development would need to take account of and address any detrimental impact on any potential protected species habitats.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Mixed
 Area Character: Residential/Countryside Area: PDL Area: Greenfield
 Setting : Residential/Countryside
 Current Use: Agriculture

Policy: Suitable

Current Policy Status: Allocated NAP 2B Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a		Proximity to Transport Node: Over 1km from major	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

town centre. 3599m Green Space Standards: Within 400m of publicly accessible green space	public transport node Green Space Strategy Comments: 194m
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Physical Constraints : Suitable	
Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).	
Topography Constraints: Yes Higher land to north, sloping down to south	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 92.99% Grade 3 Good - Moderate, 7.01% Not Applicable - Urban	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone: A very small part (Less than 0.003%) of this site is in Flood Zone 3.	Surface Water Flooding: 3% of site at high risk, 6% at medium risk, 16% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints : Suitable	
Impact on views:	Impact on existing recreational use: CoddingtonFP1 / NewarkBW17 / NewarkFP18 / NewarkFP39
Protected Species/Habitats : Potential Species Habitat. 2% of the site is Sinc 2/643 - Beacon Hill	Tree Preservation Order:
Natural Features on site Hedgrows	
Conservation Area : No	Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

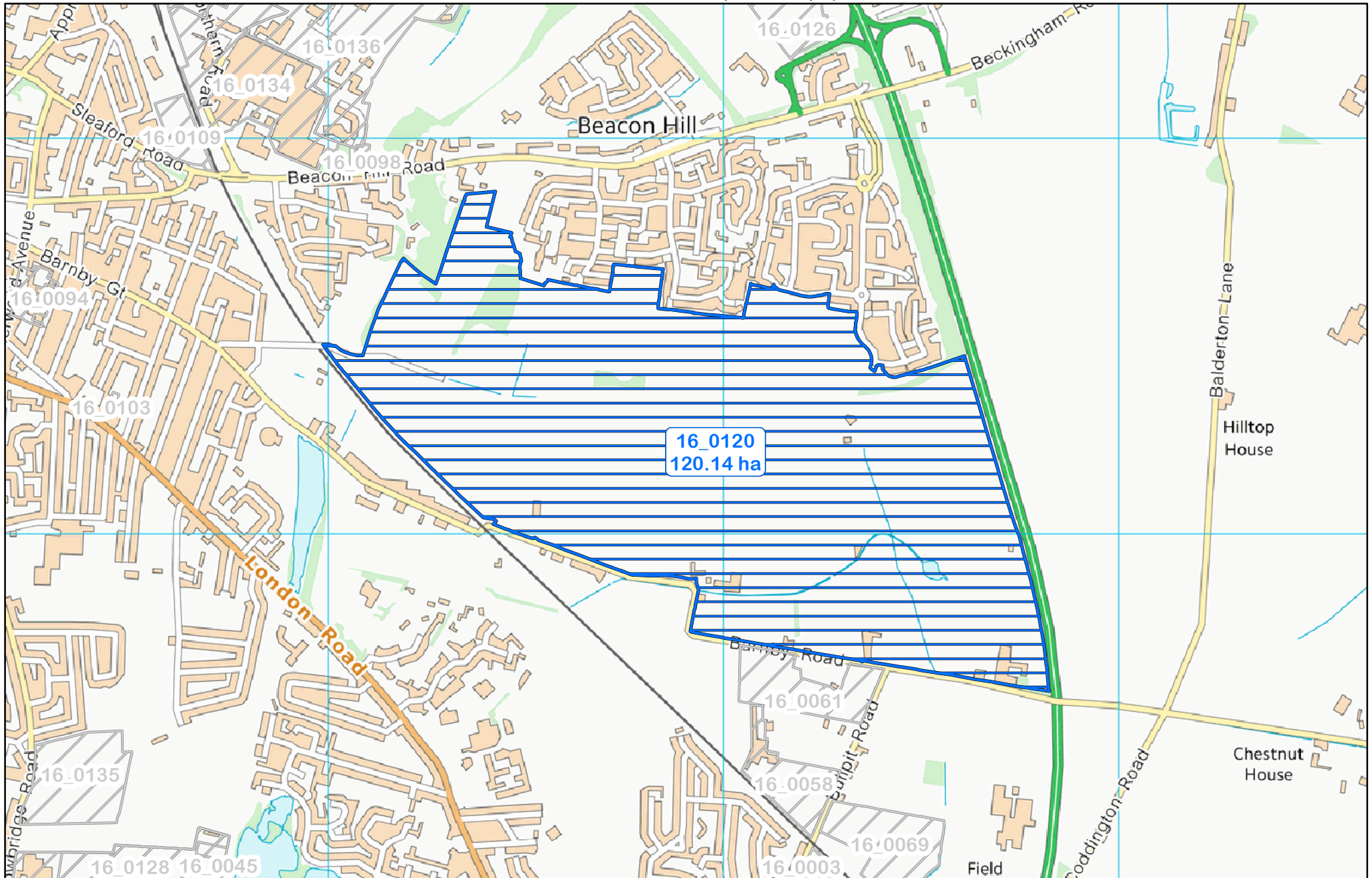
Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0122 Site Address Land at the end of Alexander Avenue and Stephen Road (NUA/Ho/1)

Housing/Employment/Both: Housing

Area (Ha): 0.49

Parish: Newark

Ward: Bridge

Suitability Conclusion:

Suitable

Availability Conclusion:

Available within 10-15 Years

Availability Comments: No recent contact with owner. Availability therefore placed in the 10-15 year category.

Achievability Conclusions:

The site is economically viable/acheivable

Achievability Comments:

No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is currently allocated for residential development. However no recent contact has been made with the owner and availability has therefore been placed in the 10-15 year category.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary

PDL/Greenfield Greenfield

Area: PDL

Area: Greenfield 0.49

Area Character: Residential/Open Space

Setting : Urban

Current Use: Vacant greenfield

Policy: Suitable

Current Policy Status: NUA/Ho/1

Other Policy Constraints:

Conflicting Issues: N/A

Access to Services :

Within 800m or 10mins walking

Primary School: No

Bus Stop: Yes

GP/Health Centre: No

Cash Machine Post

Office:

Store of Local Importance:

Proximity to town centre: Over 1km from a town centre. 2069m

Green Space Standards: Within 400m of publicly accessible green space

Within 30 mins travel by public transport

Secondary School: No

Retail Area: Yes

Further Education: No

Hospital: No

Supermarket: Yes

Employment: Yes

Proximity to Transport Node: Over 1km from major public transport node

Green Space Strategy Comments: 104m

Physical Constraints : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: No

Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 Good - Moderate

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 0.25% Flood Zone 2

Surface Water Flooding: Very Low Risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: No recent contact with owner. Availability therefore placed in the 10-15 year category.

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 10-15

Availability Other Issues:

Viability Comments:

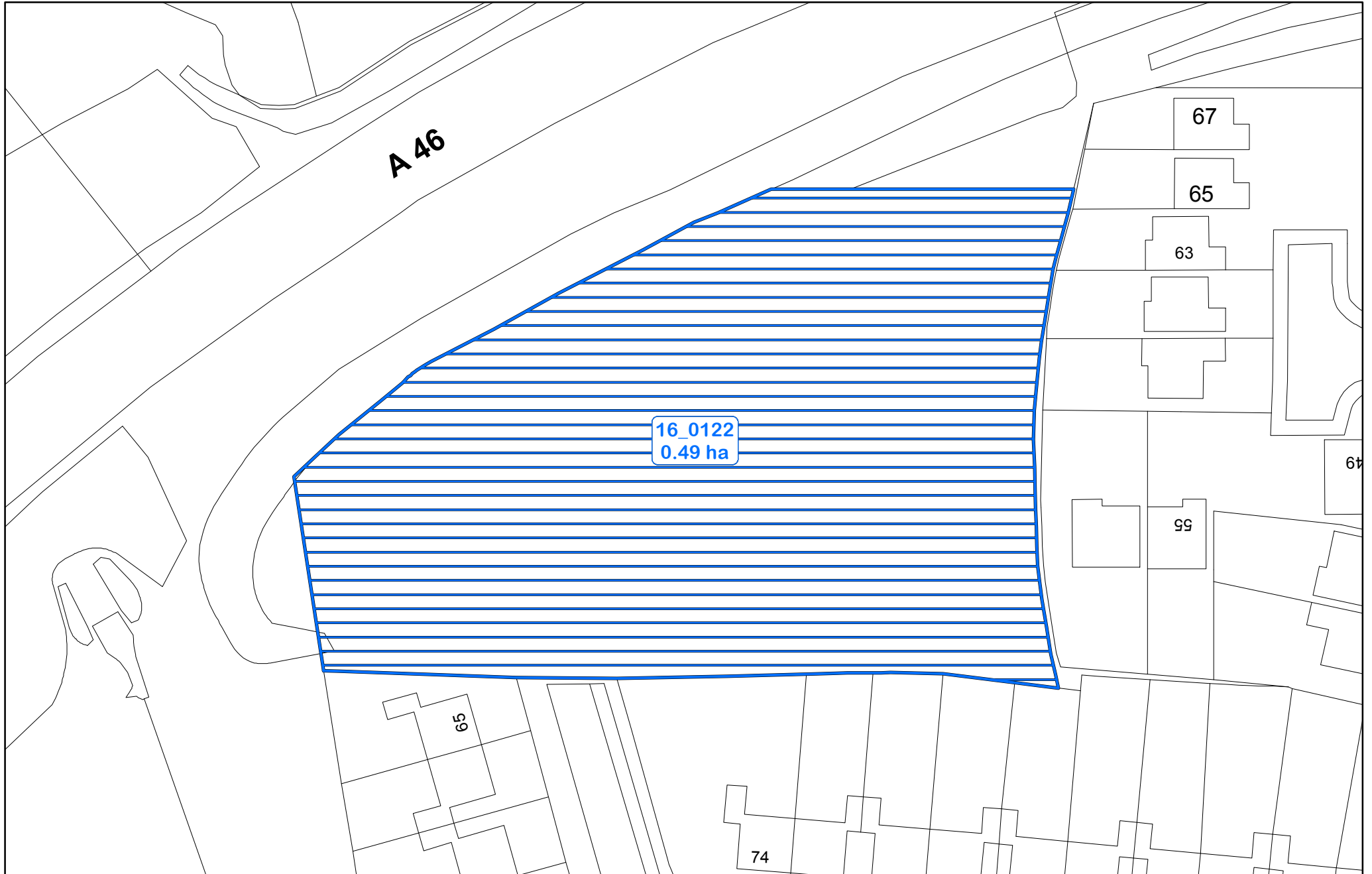
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Conclusion: Available within 10-15 Years

Achievability Conclusion: The site is economically viable/acheivable

Additional Comments

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0123 Site Address Land south of Quibells Lane (NUA/Ho/2)
Housing/Employment/Both: Housing Area (Ha): 2.33
Parish: Newark Ward: Bridge

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5-10 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site and the adjacent rail line.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Mixed
 Area: PDL Area: Greenfield
 Area Character: Housing/Employment/Open Space
 Setting : Housing/Employment/Open Space
 Current Use: Vacan greenfield/Accommodation for homeless

Policy: Suitable

Current Policy Status: NUA/Ho/2 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 1680m		Proximity to Transport Node: Within 1km of major public transport node	
Green Space Standards: Within 400m of		Green Space Strategy Comments: 254m	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Timescale: 5-10 years

Availability Other Issues:

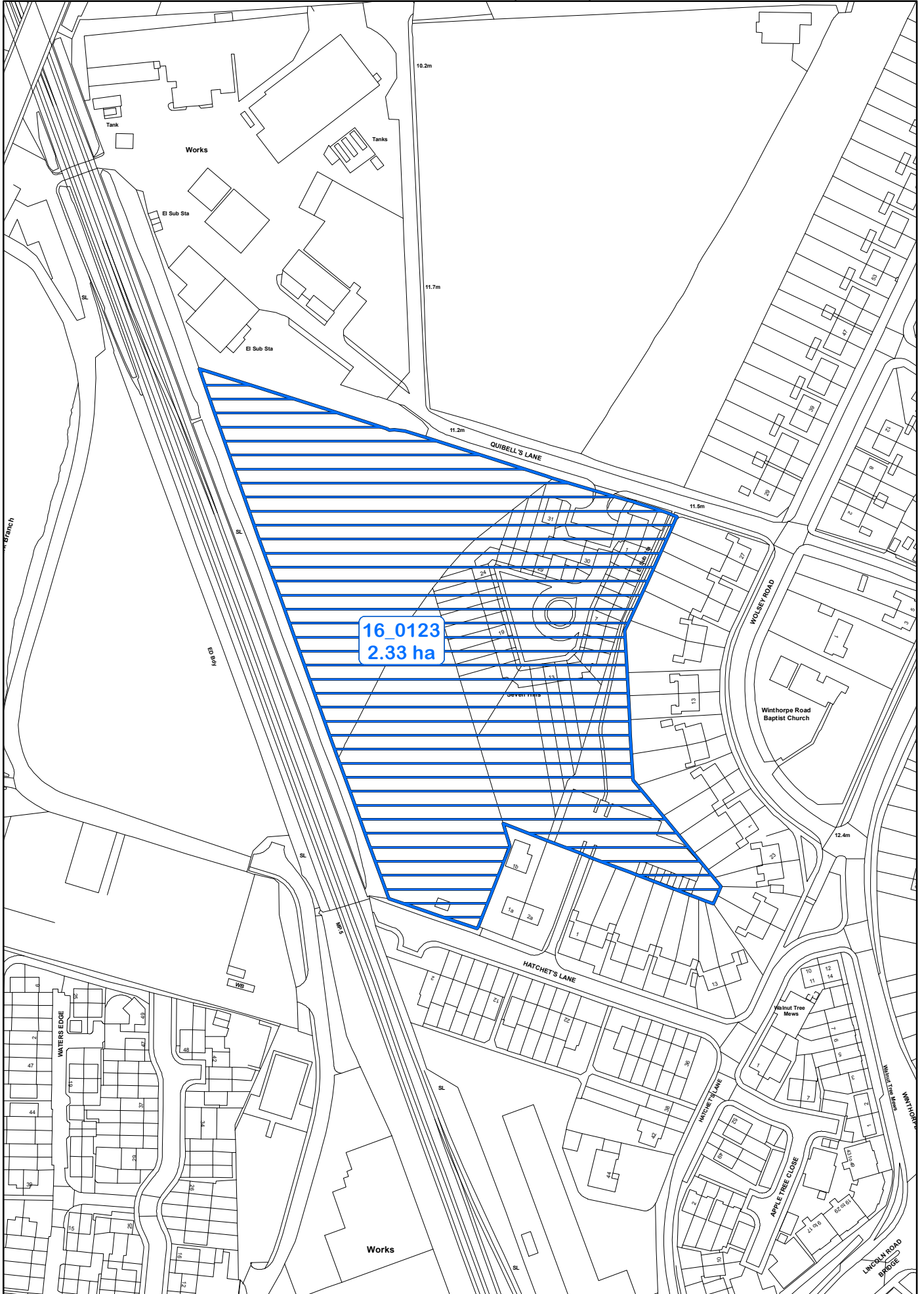
Viability Comments:

Availability Conclusion: Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0124 Site Address Lincoln Road (NUA/Ho/3)
Housing/Employment/Both: Housing Area (Ha): 0.93
Parish: Newark Ward: Bridge

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5-10 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 0.93
 Area Character: Residential/Open Space
 Setting : Residential/Open Space
 Current Use: Open Space

Policy: Suitable

Current Policy Status: NUA/Ho/3 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office: Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 2865m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 469m	

Physical Constraints : Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Yes

Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 99.22% Grade 3 Good
-Moderate, 0.78% Not Applicable - Urban

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 2% of site at high risk,
8% at medium risk, 41% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

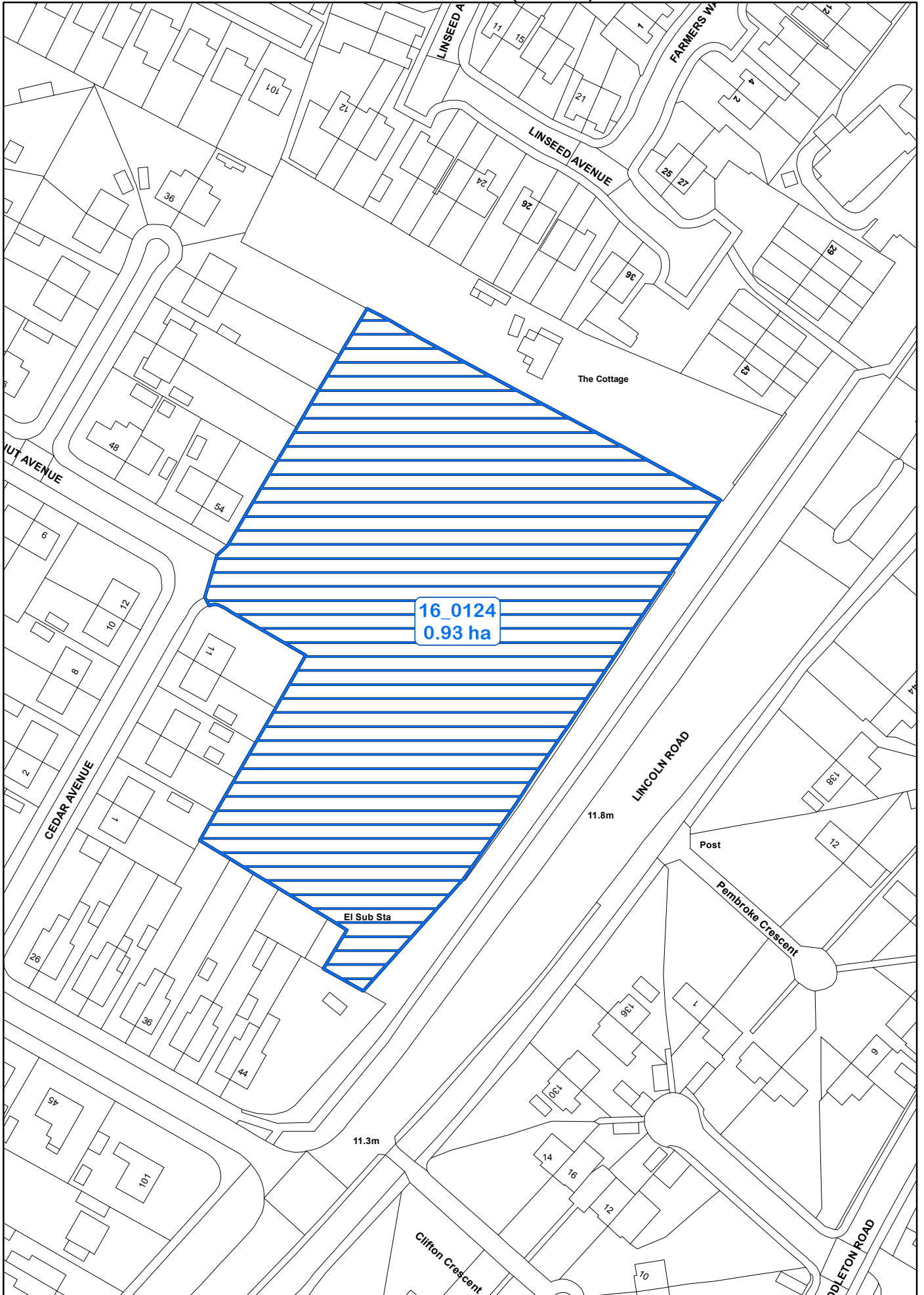
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Conclusion: Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0125 Site Address Yorke Drive Policy Area (NUA/Ho/4)

Housing/Employment/Both: Housing

Area (Ha): 17.03

Parish: Newark

Ward: Bridge

Suitability Conclusion:

Suitable

Availability Conclusion:

Available within 5-10 Years

Availability Comments:

The Council is working with partners, including DCLG Estates Regeneration team, to facilitate this regeneration scheme

Achievability Conclusions:

The site is economically viable/achievable with public funding and assistance

Achievability Comments:

The Council recognise that this is a major investment project and is actively working with partners to achieve it.

OVERALL CONCLUSION:

The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. This large area is identified for regeneration and redevelopment to allow for a significant net increase in dwellings as part of a comprehensive regeneration scheme. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary

PDL/Greenfield Mixed

Area: PDL

Area: Greenfield

Area Character: Residential/Open Space/Employment

Setting : Urban

Current Use: Housing/Open Space

Policy: Suitable

Current Policy Status: NUA/Ho/4

Other Policy Constraints:

Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking

Primary School: Yes

Bus Stop: Yes

GP/Health Centre: Yes

Cash Machine Post

Office: Yes

Store of Local Importance:

Within 30 mins travel by public transport

Secondary School: Yes

Retail Area: Yes

Further Education: Yes

Hospital: Yes

Supermarket: Yes

Employment: Yes

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Proximity to town centre: Within 1km of a town centre. 866m	Proximity to Transport Node: Within 1km of major public transport node
Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 208m

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 10.22% Grade 3 Good Access to Utilities:
- Moderate, 89.78% Not Applicable - Urban

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 1% of site at high risk, 2% at medium risk, 14% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use:
NewarkFP28 / NewarkFP28 / NewarkFP28 /
NewarkFP29 / NewarkFP30 / NewarkFP30 /
NewarkFP31

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: The Council is working with partners, including DCLG Estates Regeneration team, to facilitate this regeneration scheme

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Achievability Comments: The Council recognise that this is a major investment project and is actively working with partners to achieve it.

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

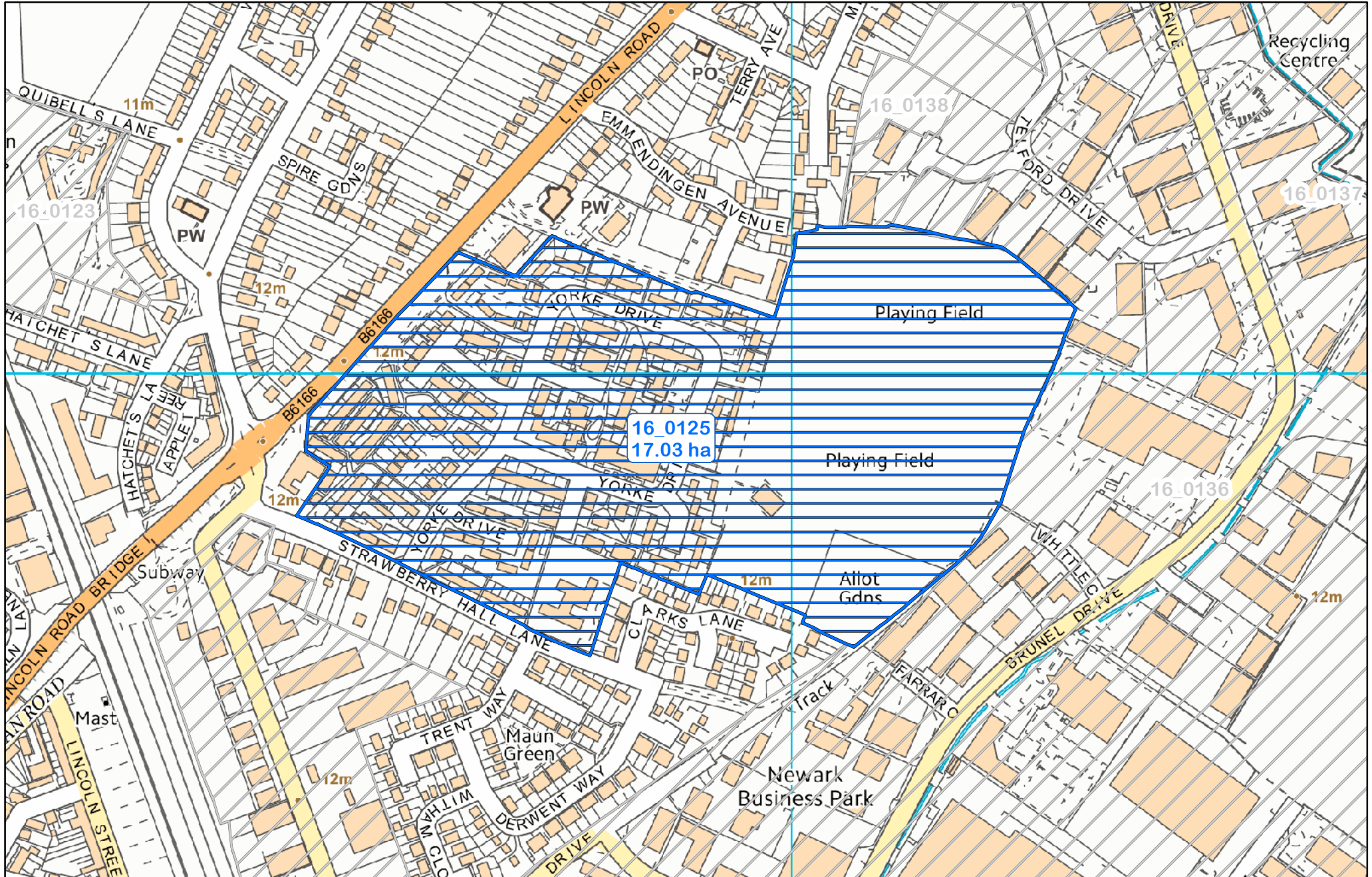
Availability Conclusion: Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable with public funding and assistance

Additional Comments

This large area is identified for regeneration and redevelopment to allow for a significant net increase in dwellings as part of a comprehensive regeneration scheme.

SHELAA 2016 Sites (Landscape)



Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Timescale: 10-15 years

Availability Other Issues:

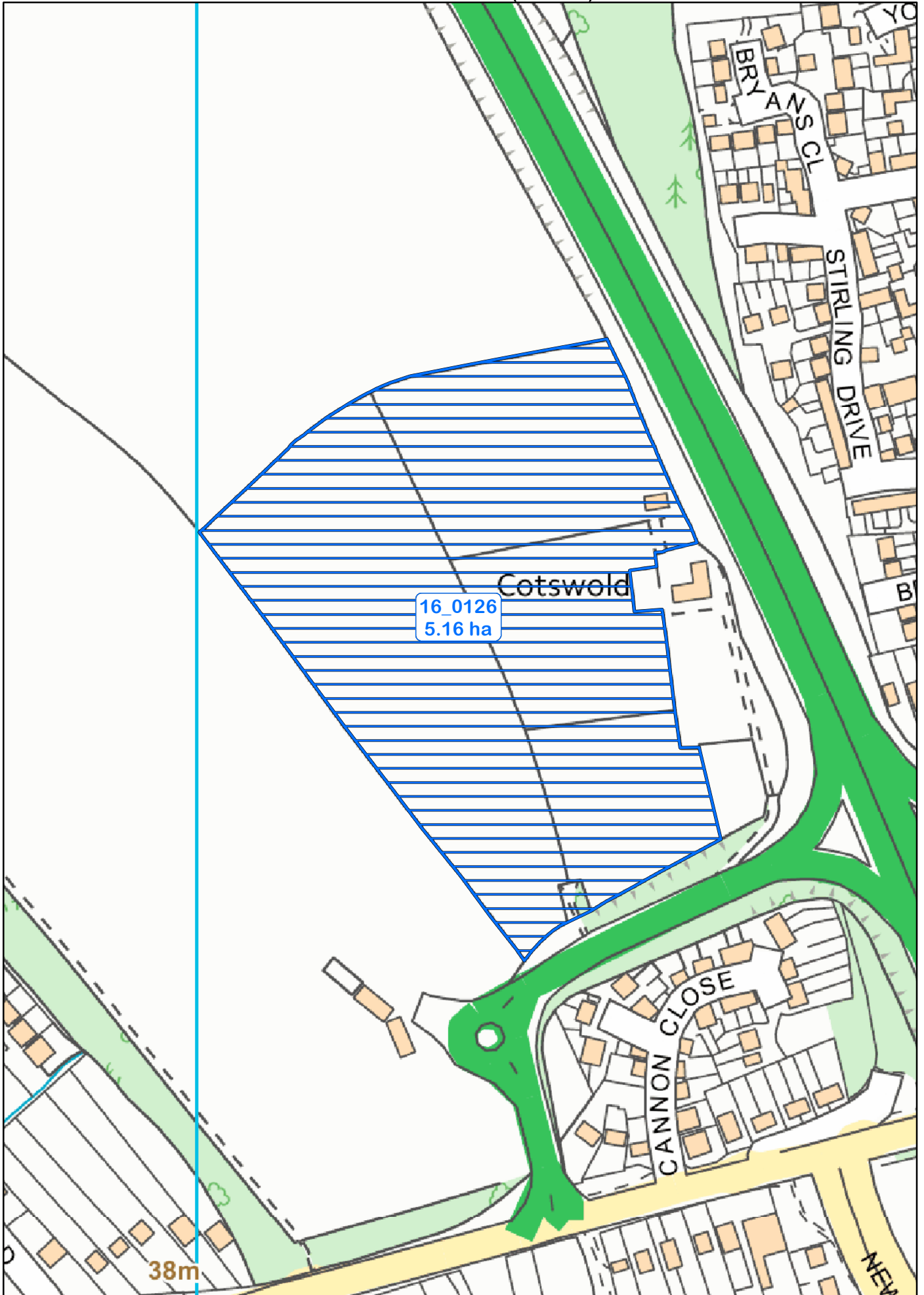
Viability Comments:

Availability Conclusion: Available within 10-15 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0127 Site Address Land between 55 & 65 Millgate (NUA/Ho/6)
Housing/Employment/Both: Housing Area (Ha): 0.33
Parish: Newark Ward: Castle

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated for and has previously had permission for residential development, consequently it is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to address any potential impact on the heritage asset within or nearby the site

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 0.33 Area: Greenfield
 Area Character: Residential/Commercial
 Setting : Urban
 Current Use: Yard

Policy: Suitable

Current Policy Status: Allocated NUA/Ho/6 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine Post Office: Yes	Further Education: Yes	Hospital: Yes
Store of Local Importance: Yes		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 4421m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 299m	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

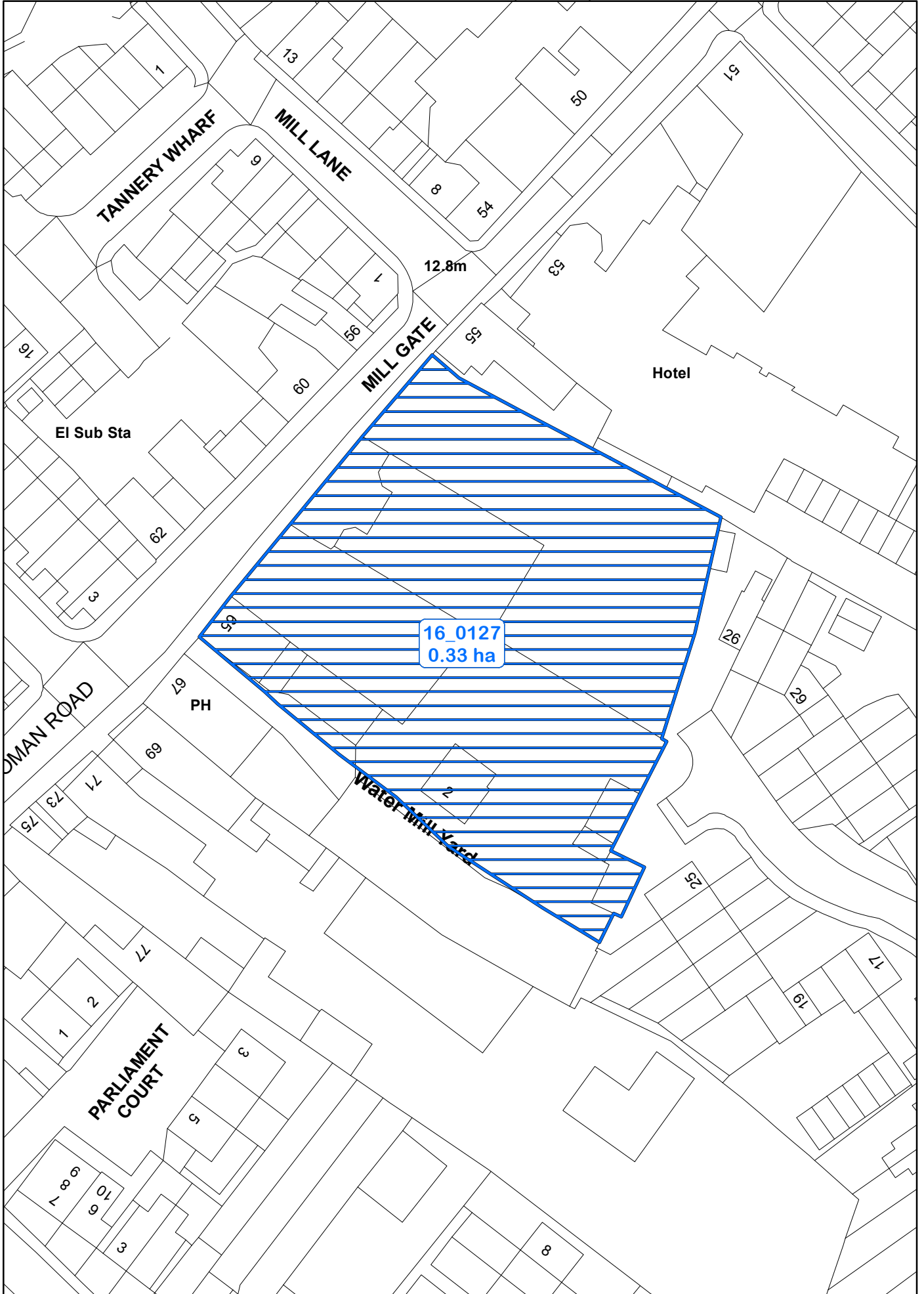
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

12/00688/FUL Permission for erection of 6 dwellings and 2 flats expired

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0129 Site Address land on Bowbridge Road (NUA/Ho/8)
Housing/Employment/Both: Housing Area (Ha): 2.49
Parish: Newark Ward: Beacon

Suitability Conclusion: **Suitable**
Availability Conclusion: **Available within 10-15 Years**
 Availability Comments: Permission for Care home now expired so more land would be available within the allocation
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 2.49 Area: Greenfield
 Area Character: Employment/Residential
 Setting : Employment/Residential
 Current Use: Vacant

Policy: Suitable

Current Policy Status: Allocated NUA/Ho/8 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 4421m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 299m	

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 85.30% Grade 3 Good Access to Utilities:
- Moderate, 14.70% Not Applicable - Urban

Site Apparatus: Neighbour Issues:

Flood Zone: Surface Water Flooding: 1% of site at high risk,
8% at medium risk, 30% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : Tree Preservation Order:

Natural Features on site

Conservation Area : No Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: 10-15 years Availability Other Issues:

Viability Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Conclusion: Available within 10-15 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

11/01814/FULM Permission for Care home now expired so more land would be available within the allocation

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0130 Site Address Land on Bowbridge Road (NUA/Ho/9)
Housing/Employment/Both: Housing Area (Ha): 4.25
Parish: Newark Ward: Beacon Ward

Suitability Conclusion: Suitable
Availability Conclusion: Available within 10-15 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated for residential development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 4.25 Area: Greenfield

Area Character: Employment/Housing
 Setting : Employment/Housing
 Current Use: Employment

Policy: Suitable

Current Policy Status: Allocated NUA/Ho/9) Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance: Yes		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 3246m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 1202m	

Physical Constraints : Suitable

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Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 86.74% Grade 3 Good Access to Utilities:
- Moderate, 13.26% Not Applicable - Urban

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 2% of site at high risk, 5% at medium risk, 18% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

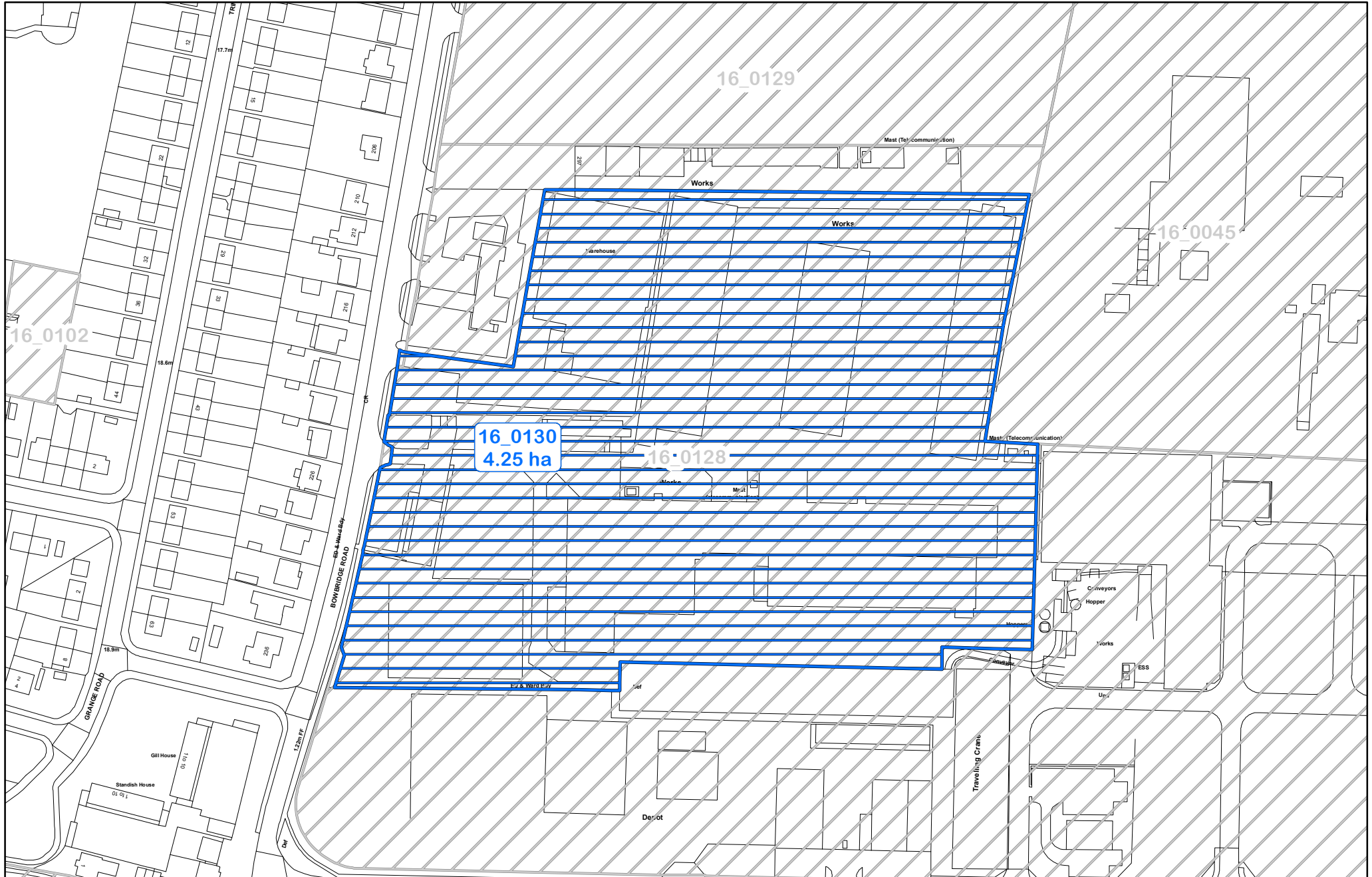
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Conclusion: Available within 10-15 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0132 Site Address North of the A17 (NUA/MU/1)
Housing/Employment/Both: Area (Ha): 21.79
Employment/Hotel/Conference
Parish: Winthorpe Ward: Collingham

Suitability Conclusion: Suitable
Availability Conclusion: Available within 10-15 Years
 Availability Comments: Planning application for employment use currently being considered on small part of site
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: Information submitted suggests site should be viable

OVERALL CONCLUSION:
The site is allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Any development should be subject to improvements at the A1/A46/A17 junction. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The presence of trees with Preservation Orders could prevent part of the site being developed. Any development of the site would need to take account of the presence of Public Rights of Way within the site.

SUITABILITY

Character Land Use Location: Suitable

Location: Adjacent Urban Boundary PDL/Greenfield Greenfield
 Area Character: Countryside Area: PDL Area: Greenfield 21.79
 Setting : Countryside
 Current Use: Agriculture

Policy: Suitable

Current Policy Status: Allocated NUA/MU/1 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services :

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: No	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a		Proximity to Transport Node: Within 1km of major	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

town centre. 1561m Green Space Standards: Within 400m of publicly accessible green space	public transport node Green Space Strategy Comments: 389m
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Physical Constraints :	
Highway Engineers Comments: Any development should be subject to improvements at the A1/A46/A17 junction. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).	
Topography Constraints:	
Contaminated Land?: Yes	Contamination Category: A - Potentially contaminative usage has been identified at the site
Agricultural land quality : 100% Grade 3 Good - Moderate	Access to Utilities:
Site Apparatus:	Neighbour Issues:
Flood Zone:	Surface Water Flooding: 0.2% of site at high risk, 0.6% at medium risk, 15.5% at low risk
Identified within the SFRA?:	
SFRA Comments:	

Landscape, Biodiversity and Built Heritage Constraints :	
Impact on views:	Impact on existing recreational use: WinthorpeFP3
Protected Species/Habitats :	Tree Preservation Order: TPO N154 Group 1 on south eastern boundary of site
Natural Features on site	
Conservation Area : No	Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY
Availability Comments: Planning application for employment use currently being considered on small part of site
Achievability Comments: Information submitted suggests site should be viable

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Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

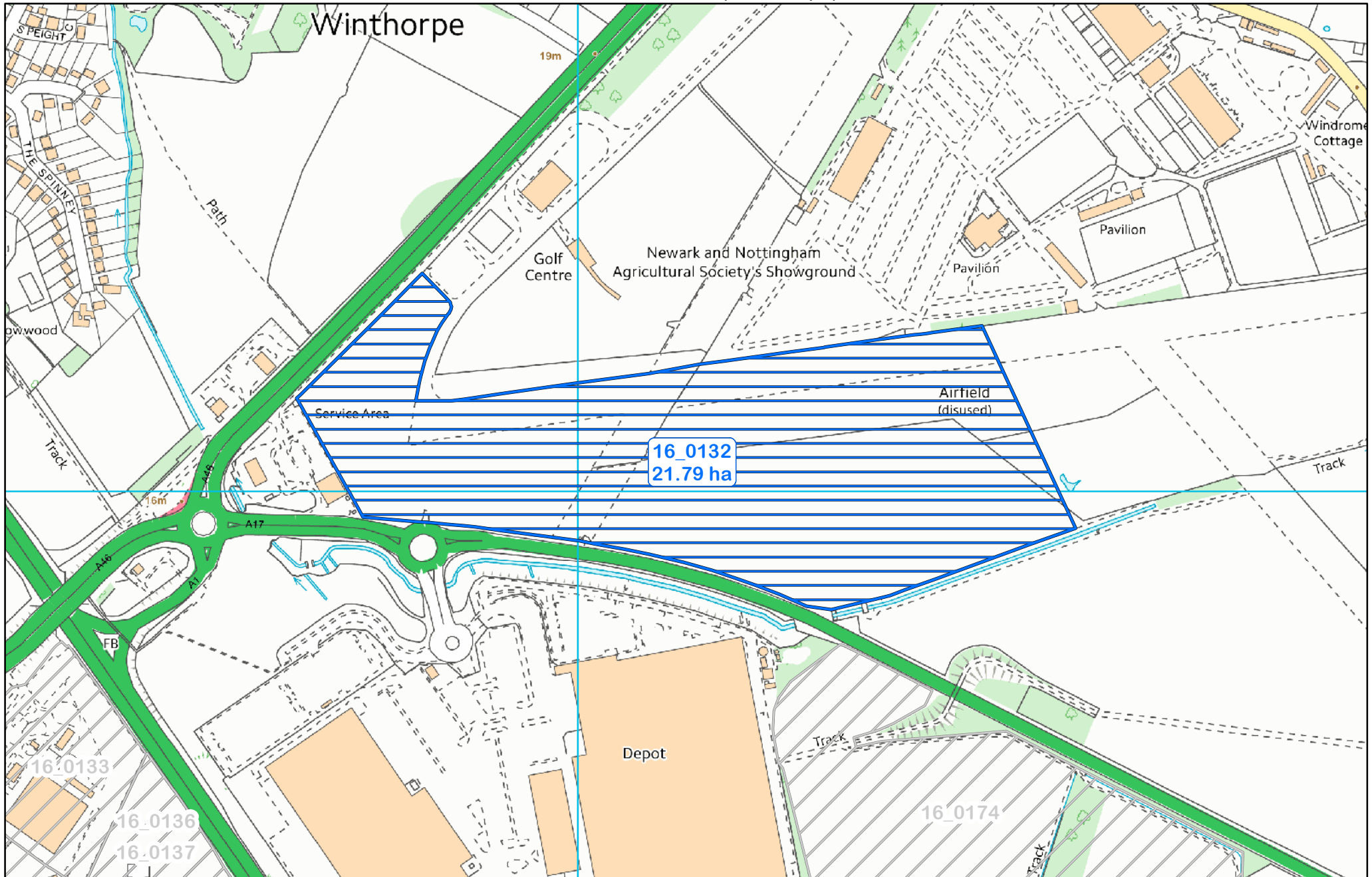
Availability Conclusion: Available within 10-15 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

16/01796/FULM for employment development currently being considered.

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0133 Site Address Land at Brownhills Motor Homes Site (NUA/MU/2)
Housing/Employment/Both: Area (Ha): 4.65
Employment/Roadside Services/Sui Generis
Parish: Newark Ward: Bridge

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5-10 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
The site is allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 4.65 Area: Greenfield
 Area Character: Commercial/Transport Interchange
 Setting : Urban
 Current Use: Motorhome Sales and repairs

Policy: Suitable

Current Policy Status: Allocated NUA/MU/2 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 2466m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 482m	

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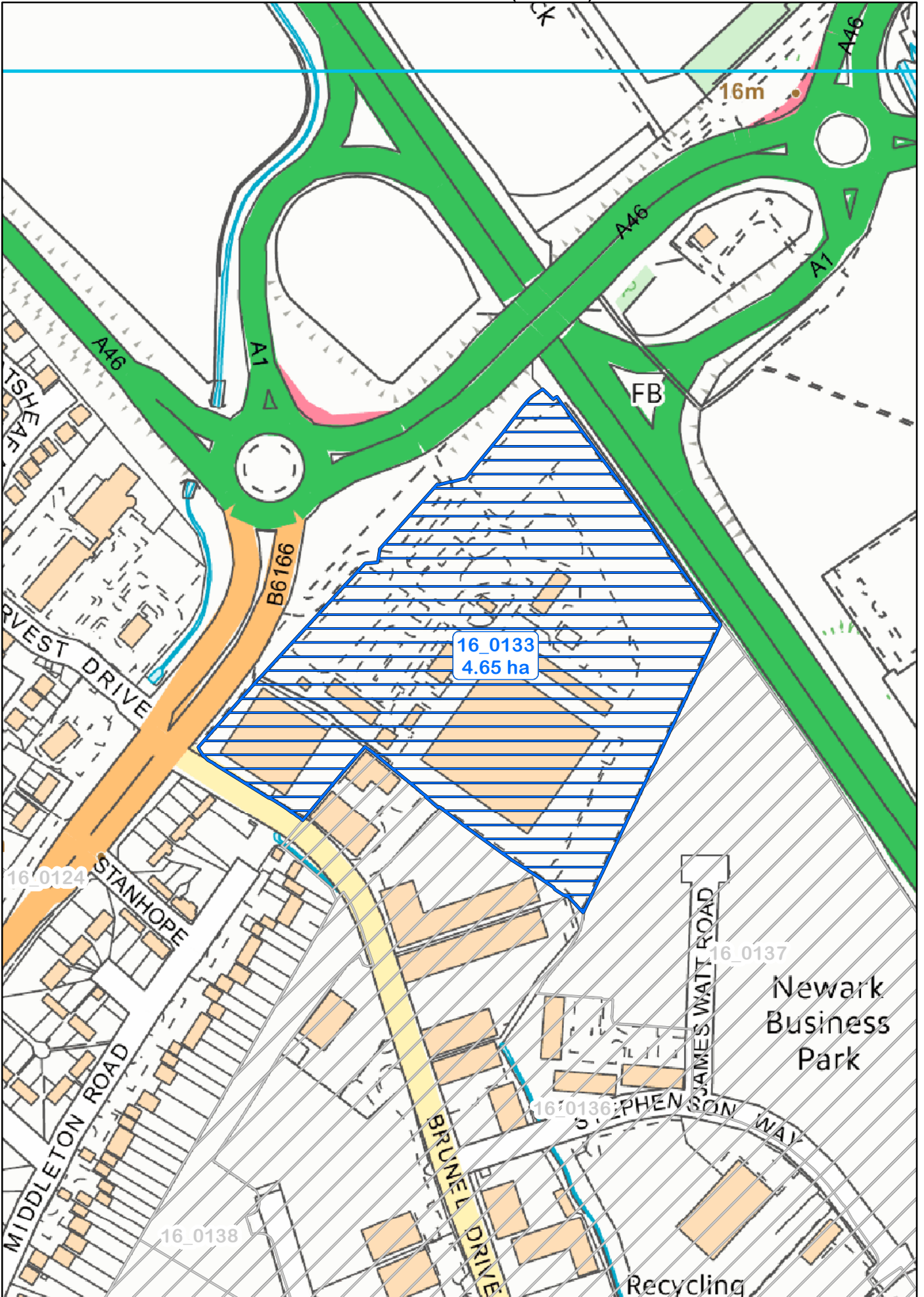
Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0134 Site Address Land at NSK Northern Road (NUA/MU/3)
Housing/Employment/Both: Area (Ha): 10.11
Housing/Employment/Retail
Parish: Newark Ward: Bridge

Suitability Conclusion: Suitable
Availability Conclusion: Available within 10-15 Years
 Availability Comments: Currently in use for employment. This use will need to be relocated before this site can be developed.
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
The site is allocated for mixed use development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Potential contamination issues at the site would need to be investigated and mitigated if necessary.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 10.11 Area: Greenfield
 Area Character: Employment
 Setting : Urban
 Current Use: Employment

Policy: Suitable

Current Policy Status: Allocated NUA/MU/3 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 2769m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 725m	

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 5.46% Grade 3 Good - Access to Utilities:
Moderate, 94.54% Not Applicable - Urban

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 2% of site at high risk, 6% at medium risk, 17% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Currently in use for employment. This use will need to be relocated before this site can be developed.

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

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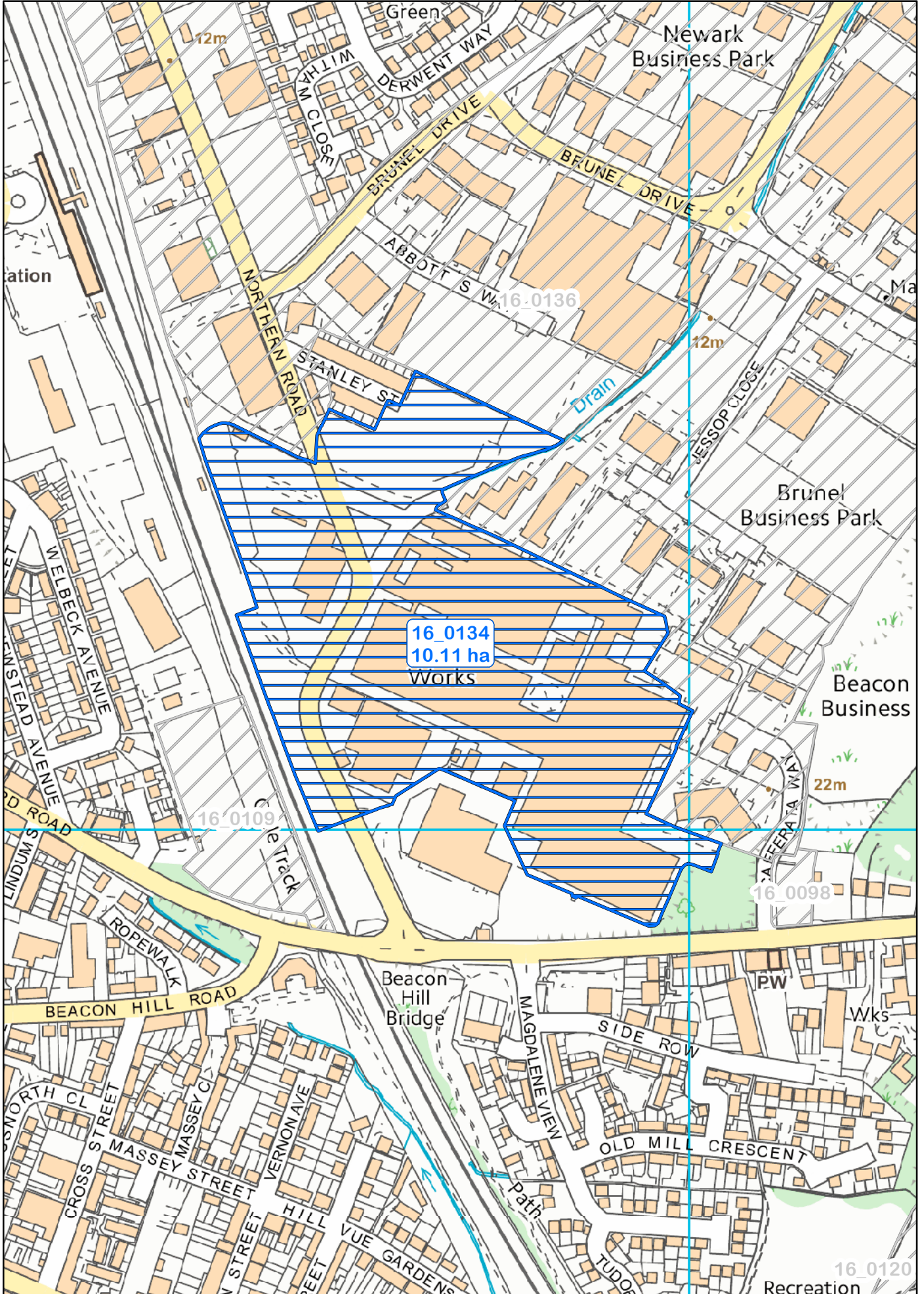
Viability Comments:

Availability Conclusion: Available within 10-15 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0135 Site Address Land at Bowbridge Road NUA/MU/4
Housing/Employment/Both: Leisure Area (Ha): 5.26
Centre/Housing
Parish: Newark Ward: Beacon

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments: Part of the site now contains the completed Leisure Centre; another part has full permission for 60 self contained extra care apartments.
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
The site is allocated for mixed use and part of the site now contains the completed Leisure Centre; another part has full permission for 60 extra care self contained apartments. The remainder of the site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary	PDL/Greenfield Greenfield
	Area: PDL Area: Greenfield 5.26
Area Character: Residential/Employment	
Setting : Urban	
Current Use: Vacant Greenfield	

Policy: Suitable

Current Policy Status: NUA/MU/4	Other Policy Constraints: Part of the site now contains the completed Leisure Centre; another part has full permission for 60 extra care self contained apartments.
Conflicting Issues: N/A	

Access to Services : Suitable

Within 800m or 10mins walking	Within 30 mins travel by public transport
Primary School: No	Secondary School: Yes
Bus Stop: No	Retail Area: Yes
GP/Health Centre: No	Further Education: Yes
Cash Machine Post Office:	Hospital: Yes
Store of Local Importance:	Supermarket: Yes
Proximity to town centre: Over 1km from a town centre. 3154m	Employment: Yes
	Proximity to Transport Node: Over 1km from major public transport node

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Timescale: 0-5 Years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 Years

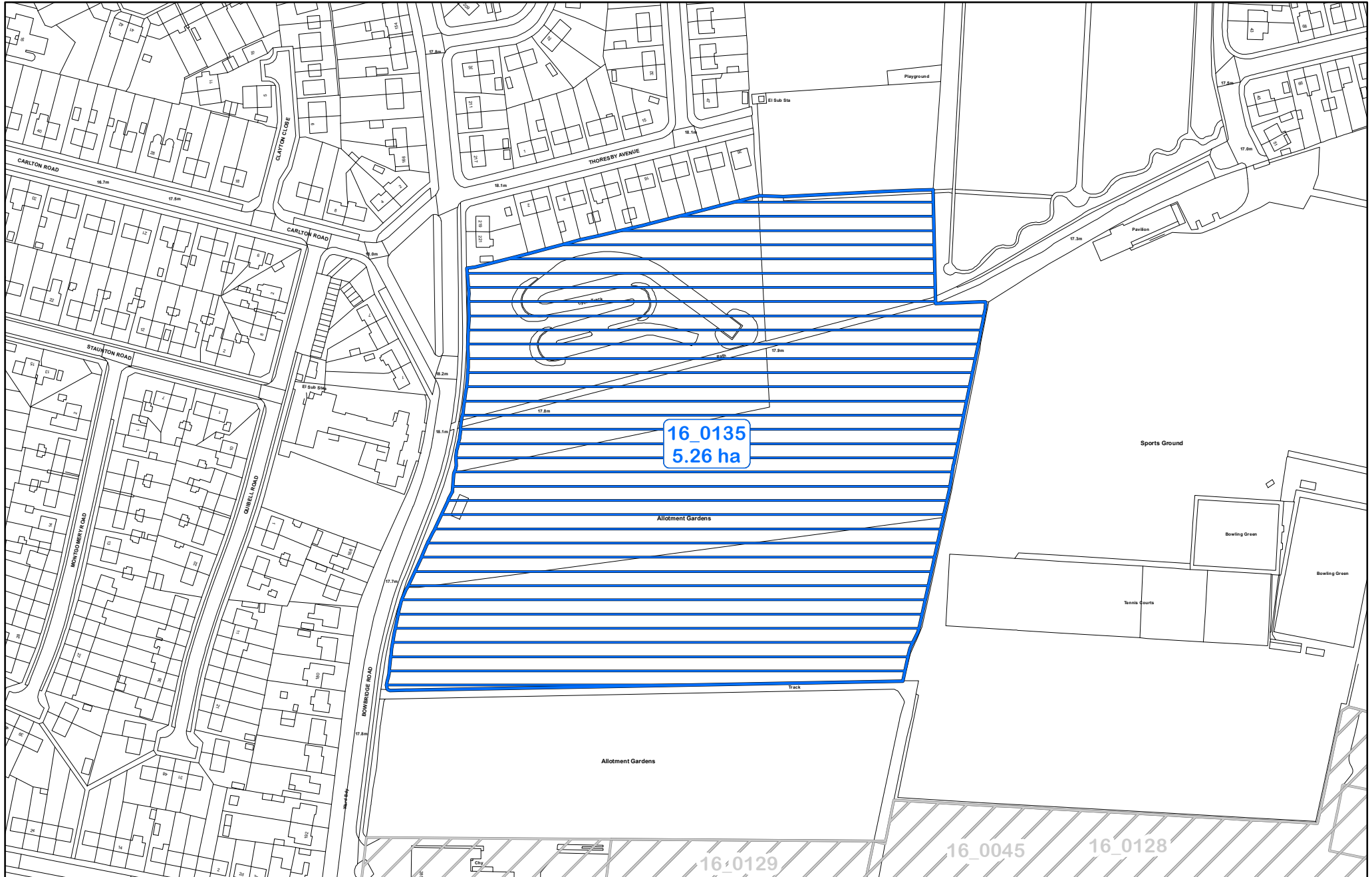
Achievability Conclusion: The site is economically viable/achievable

Additional Comments

14/00402/FULM Erection of new leisure centre on part of site completed.

15/02299/FULM Planning permission for 60 1 and 2 bed extra care apartments under construction

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0137 Site Address West of the A1 on Stephenson Way NUA/E/2)
Housing/Employment/Both: Employment Area (Ha): 12.23
Parish: Newark Ward: Bridge

Suitability Conclusion: **Suitable**
Availability Conclusion: **Available within 5 Years**
 Availability Comments: Permission granted for Hatchery on central part of site
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. Part of the site has permission for a hatchery. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield
 Area: PDL Area: Greenfield 12.23
 Area Character: Employment
 Setting : Employment
 Current Use: Vacant Greenfield

Policy: Suitable

Current Policy Status: Allocated NUA/E/2 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 2064m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 434m	

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% Grade 3 Good - Access to Utilities:
Moderate

Site Apparatus: Neighbour Issues:

Flood Zone: Surface Water Flooding: 2% of site at high risk, 6% at medium risk, 15% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : Tree Preservation Order:

Natural Features on site

Conservation Area : No Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Permission granted for Hatchery on central part of site

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints: Ownership Comments:

Legal Issues: Legal Comments:

Timescale: 0 - 5 Years Availability Other Issues:

Viability Comments:

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

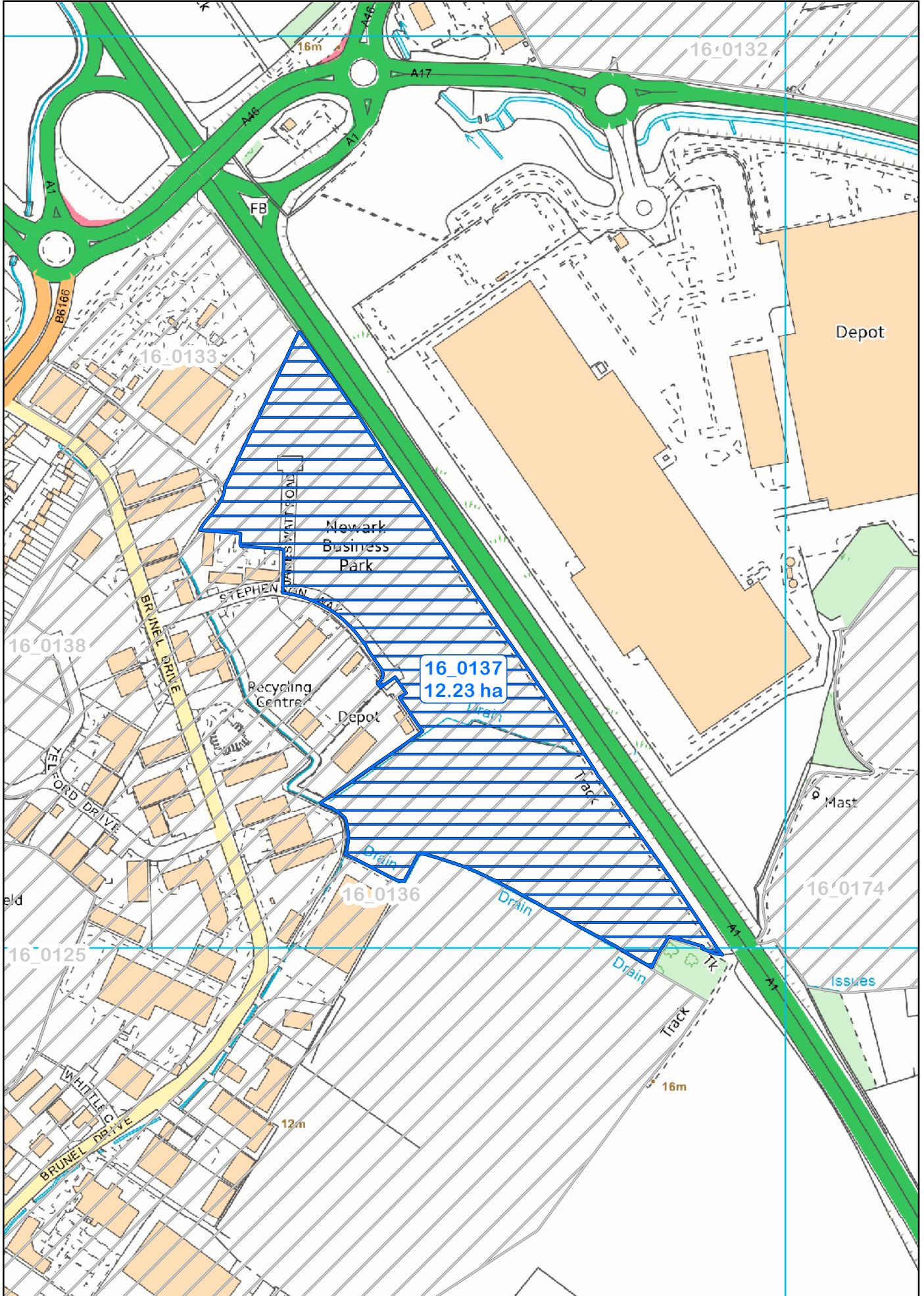
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

16/00166/FULM Erection of Hatchery with Ancillary Building and associated external works granted permission on central part of site

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0138 Site Address Telford Drive , 3 parcels of land (NUA/E/3)
Housing/Employment/Both: Employment Area (Ha): 1.54
Parish: Newark Ward: Bridge

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments: Southern part of the allocation is now in active use
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any development of the site would need to take account of the presence of Public Rights of Way within the site.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 1.54
 Area Character: Industrial
 Setting : Industrial
 Current Use: Vacant Greenfield

Policy: Suitable

Current Policy Status: Allocated NUA/E/3 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Within 1km of a town centre. 813m		Proximity to Transport Node: Within 1km of major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 512m	

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Maybe Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : 46.75% Grade 3 Good Access to Utilities:
- Moderate, 53.25% Not Applicable - Urban

Site Apparatus:

Neighbour Issues:

Flood Zone:

Surface Water Flooding: 1% of site at high risk, 26% at medium risk, 53% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints :

Impact on views:

Impact on existing recreational use:
NewarkFP28

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Southern part of the allocation is now in active use

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 Years

Availability Other Issues:

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Viability Comments:

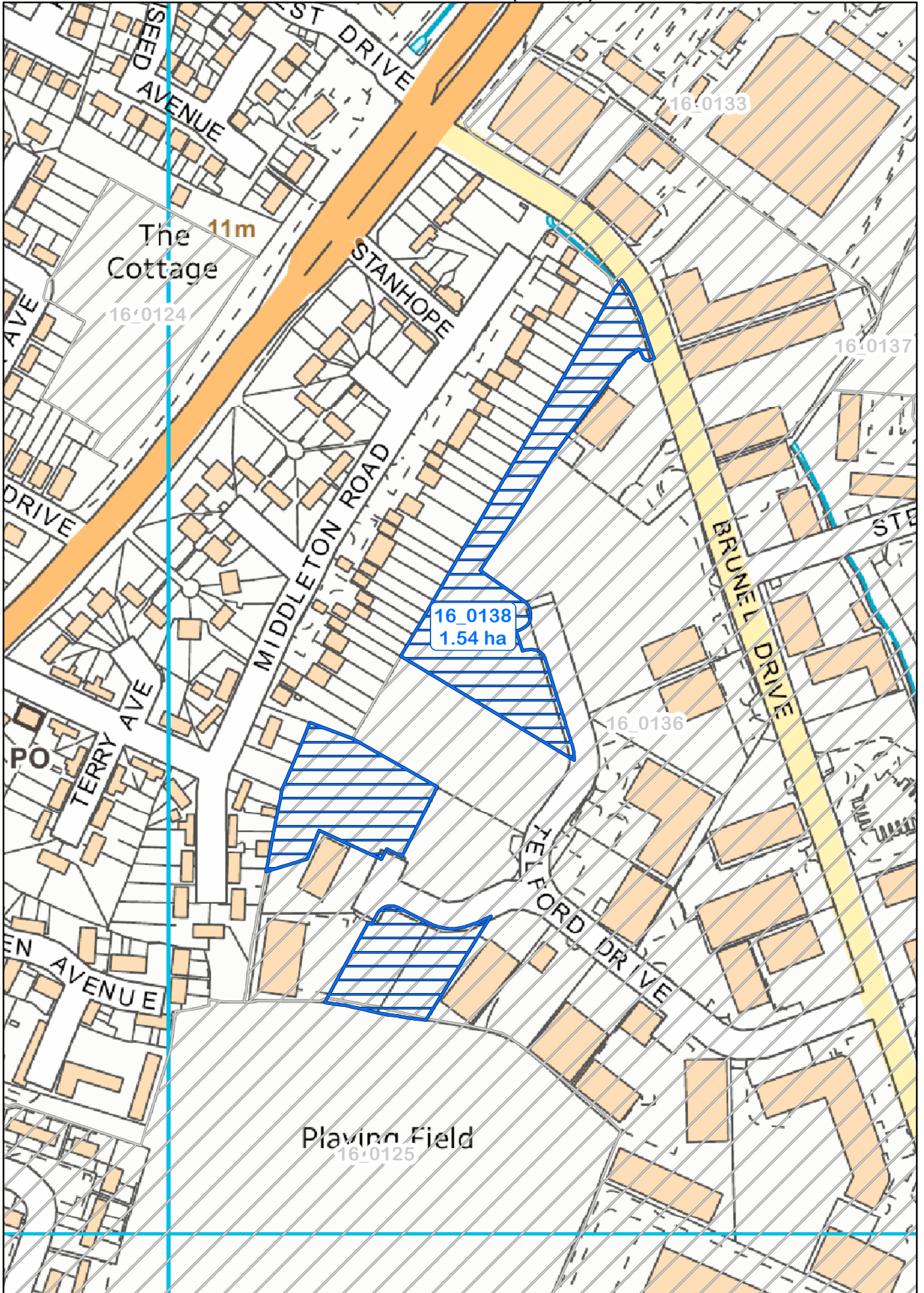
Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Southern part of the allocation is now in active use

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0139 Site Address Former County Highways Depot, Great North Rd (NUA/E/4)
Housing/Employment/Both: Employment Area (Ha): 2.07
Parish: Newark Ward: Castle

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:
The site is allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site lies with Environment Agency Flood Zones 2 and 3. Employment development on this site will need to be designed to demonstrate that the development will not increase risk elsewhere and where possible reduces flood risk overall. Any possible development would need to mitigate against any detrimental impact to the adjacent Local Wildlife Site (Sinc) and heritage asset.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield PDL
 Area: PDL 2.07 Area: Greenfield

Area Character: Urban

Setting : Urban

Current Use: Vacant Highways Depot

Policy: Suitable

Current Policy Status: Allocated NUA/E/4 Other Policy Constraints:

Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 12798m		Proximity to Transport Node: Over 1km from major public transport node	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 382m
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Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority’s 6c’s design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c’s design guide (this may be updated from time to time).

Topography Constraints:
Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% Grade 3 Good - Moderate Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: 34% Flood Zone 3, 66% Flood Zone 2 Surface Water Flooding: 1% at medium risk, 4% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : The site abuts Sinc 2/778 - Great North Road Grasslands. Indirect impacts might occur. Tree Preservation Order:

Natural Features on site

Conservation Area : No Heritage asset (designated & non designated): Yes. Grade II Listed Causeway Arches 1770 adjacent to site.

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

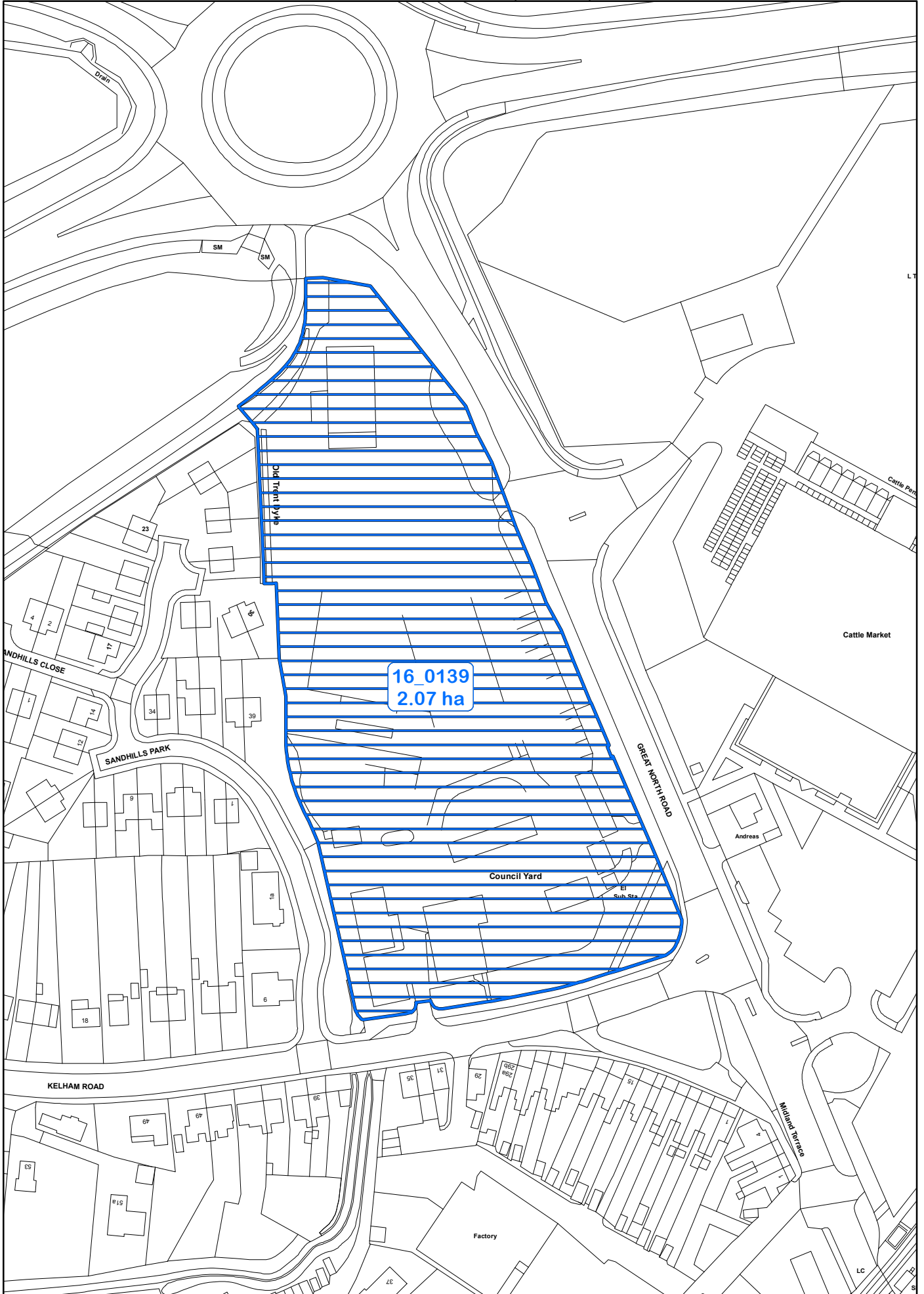
Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Ownership Constraints:	Ownership Comments:
Legal Issues:	Legal Comments:
Timescale: 0 - 5 Years	Availability Other Issues:
Viability Comments:	
Availability Conclusion:	Available within 5 Years
Achievability Conclusion:	The site is economically viable/achievable
Additional Comments	

SHELAA 2016 Sites (Portrait)



North Muskham

Site Reference Number: 16_0056 Site Address Muskham Hall, Waltons Lane**Housing/Employment/Both: Housing****Area (Ha): 0.37****Parish: North Muskham****Ward: Muskham****Suitability Conclusion: May be suitable (in part)****Availability Conclusion: Available within 5 Years**

Availability Comments:

Achievability Conclusions: The site is economically viable/achievable

Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council's Preferred Approach amendments. Poor access may restrict development to say 5 dwellings. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to address any potential impact on the heritage asset within or nearby the site. However part of the site forms part of a Main Open Area within the village and is therefore not considered suitable.

SUITABILITY**Character Land Use Location: May be suitable**

Location: Within Village

PDL/Greenfield Greenfield

Area: PDL

Area: Greenfield 0.37 Ha

Area Character: Residential/grazing

Setting : Residential

Current Use: Overgrown/ residential garden

Policy: May be suitable in part

Current Policy Status: SP3

Other Policy Constraints: Part Main Open Area

Conflicting Issues: Main Open Area

Access to Services : May be suitable**Within 800m or 10mins walking**

Primary School: Yes

Bus Stop: Yes

GP/Health Centre: No

Cash Machine Post

Office:

Store of Local Importance:

Within 30 mins travel by public transport

Secondary School: No

Retail Area:

Further Education: No

Hospital: No

Supermarket:

Employment: No

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Proximity to town centre: Over 1km from a town centre. 6458m	Proximity to Transport Node: Over 1km from major public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 700m

Physical Constraints : May be suitable

Highway Engineers Comments: Poor access - restrict development to say 5 dwellings. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan.

Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints: No

Contaminated Land?: Maybe

Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : 100% Grade 2 Very Good

Access to Utilities: Yes

Site Apparatus: Plan shows former building on northern boundary and photograph shows the remains of part of a wall of this building

Neighbour Issues: western part close to A1. The Trunk Road is slightly elevated and not shielded by trees at this point. Noise from trunk road traffic very noticeable from western part of site.

Flood Zone: 79% Flood Zone 2

Surface Water Flooding: 1% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site Some trees

Conservation Area : No

Heritage asset (designated & non designated): Yes. Grade II Listed House, formerly Vicarage Adjacent to site. Grade II Listed Dwarf wall and railings with gate Adjacent to site.

Suitability Conclusion: May be suitable

AVAILABILITY AND ACHIEVABILITY

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

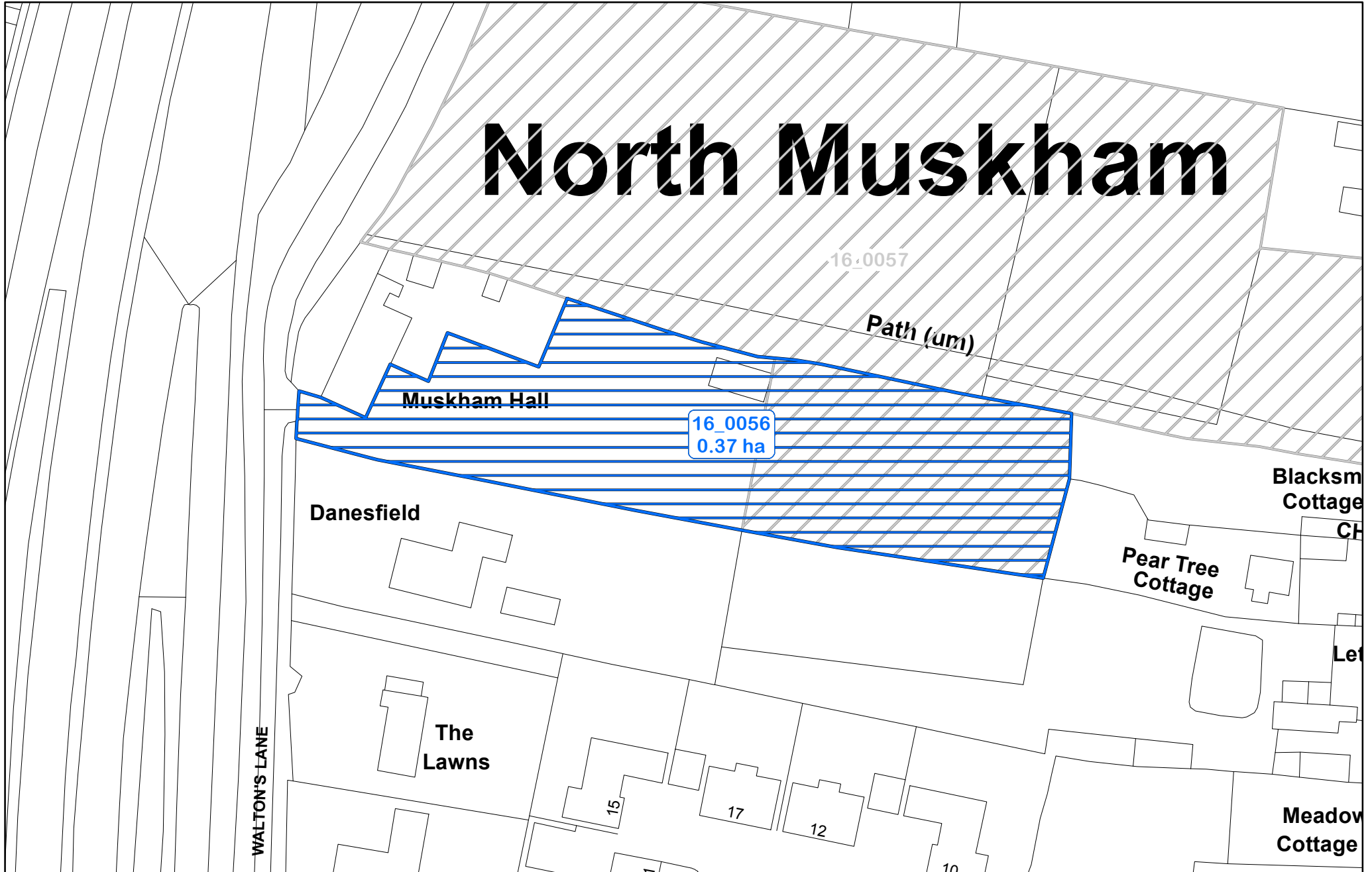
Viability Comments:

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

North Muskham



Site Reference Number: 16_0057 Site Address The Hollies, west of Main Street
Housing/Employment/Both: Housing/ both Area (Ha): 1.2
Parish: North Muskham Ward: Muskham

Suitability Conclusion: Not suitable
Availability Conclusion: Available
 Availability Comments:
Achievability Conclusions: N/A
 Achievability Comments: Site not suitable

OVERALL CONCLUSION:
Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The presence of trees with Preservation Orders could prevent part of the site being developed. Any development of the site would need to take account of the presence of Public Rights of Way within the site. Any possible development would need to address any potential impact on the heritage asset within or nearby the site. However, the site forms part of a Main Open Are within the village and is therefore not considered suitable.

SUITABILITY

Character Land Use Location: May be suitable

Location: Within Village	PDL/Greenfield Greenfield
	Area: PDL Area: Greenfield 1.2
Area Character: Mainly residential	
Setting : Housing & Open Space	
Current Use: Grazing land for sheep and horses	

Policy: Not suitable

Current Policy Status: SP3	Other Policy Constraints: Main Open Area
Conflicting Issues: Main Open Area	

Access to Services : May be suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: No	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a		Proximity to Transport Node: Over 1km from major	

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town centre. 6531m	public transport node
Green Space Standards: Over 400m from publicly accessible green space	Green Space Strategy Comments: 672m

Physical Constraints : May be suitable

Highway Engineers Comments: Direct unclassified. Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints: No

Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 80.52% Grade 2 Very Good, 19.48% Grade 3 Good - Moderate Access to Utilities: Yes

Site Apparatus: Telegraph poles along Main Street. Wooden shed for sheep/horses. Neighbour Issues: Western part of site close to the A1 and traffic noise from the trunk road is very noticeable.

Flood Zone: 79% Flood Zone 2 Surface Water Flooding: 3% at medium risk, 16% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be suitable

Impact on views: Site forms open land within N. Muskham and if developed for housing would reduce the views currently enjoyed by neighbouring properties of the site.	Impact on existing recreational use: North MuskhamFP3
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Protected Species/Habitats :	Tree Preservation Order: TPO N1 borders the north of the site
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Natural Features on site Trees on site.

Conservation Area : No	Heritage asset (designated & non designated): Grade II Listed House, formerly Vicarage Adjacent to site. Grade II Listed Ornamental Outbuilding Adjacent to site. Grade II Listed Dwarf wall and railings with gate Adjacent to site.
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Suitability Conclusion: Not suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: Site not suitable

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale:

Availability Other Issues:

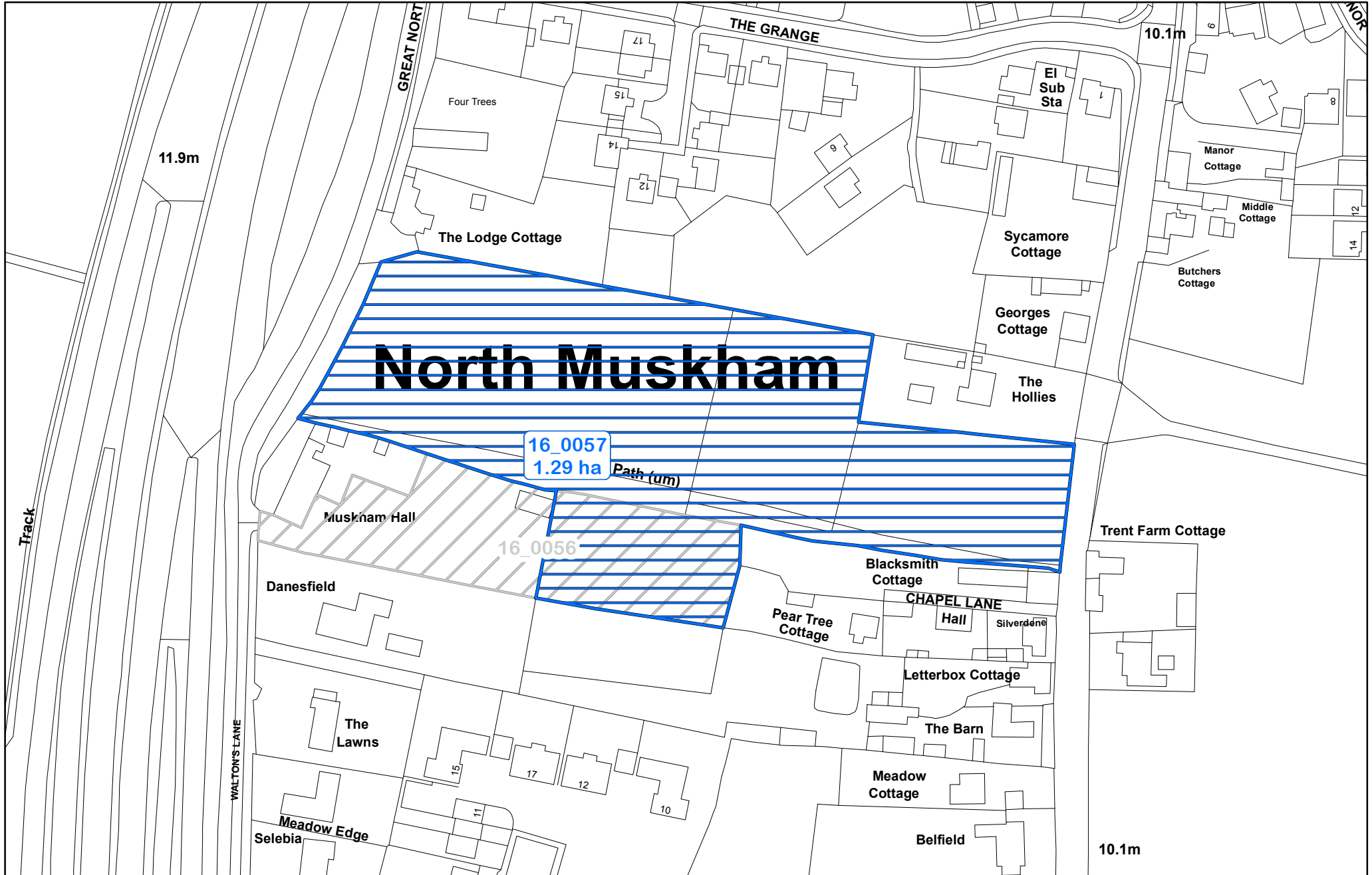
Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: N/A

Additional Comments

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0119 Site Address South of Muskham School
Housing/Employment/Both: Housing Area (Ha): 1.077
Parish: North Muskham Ward: Muskham

Suitability Conclusion: May be Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

If this site is considered to form part of the main built up area of the village, this site may be suitable for limited development if Spatial Policy 3 Rural Areas is amended in accordance with the Council’s Preferred Approach amendments. Potential contamination issues in the locality would need to be investigated and mitigated if necessary. The site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Adjacent village PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 1.077
 Area Character: Residential/Educational/Countryside
 Setting : Residential/Educational/Countryside
 Current Use: Agricultural

Policy: May be Suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre. 2877m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 409m	

Physical Constraints : May be Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints: No

Contaminated Land?: Maybe Contamination Category: B - Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : 61.81% Grade 2 Very Good, 38.19% Grade 3 Good - Moderate Access to Utilities:

Site Apparatus: No

Neighbour Issues: No

Flood Zone: 100% Flood Zone 2

Surface Water Flooding: 3% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):
No

Suitability Conclusion: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

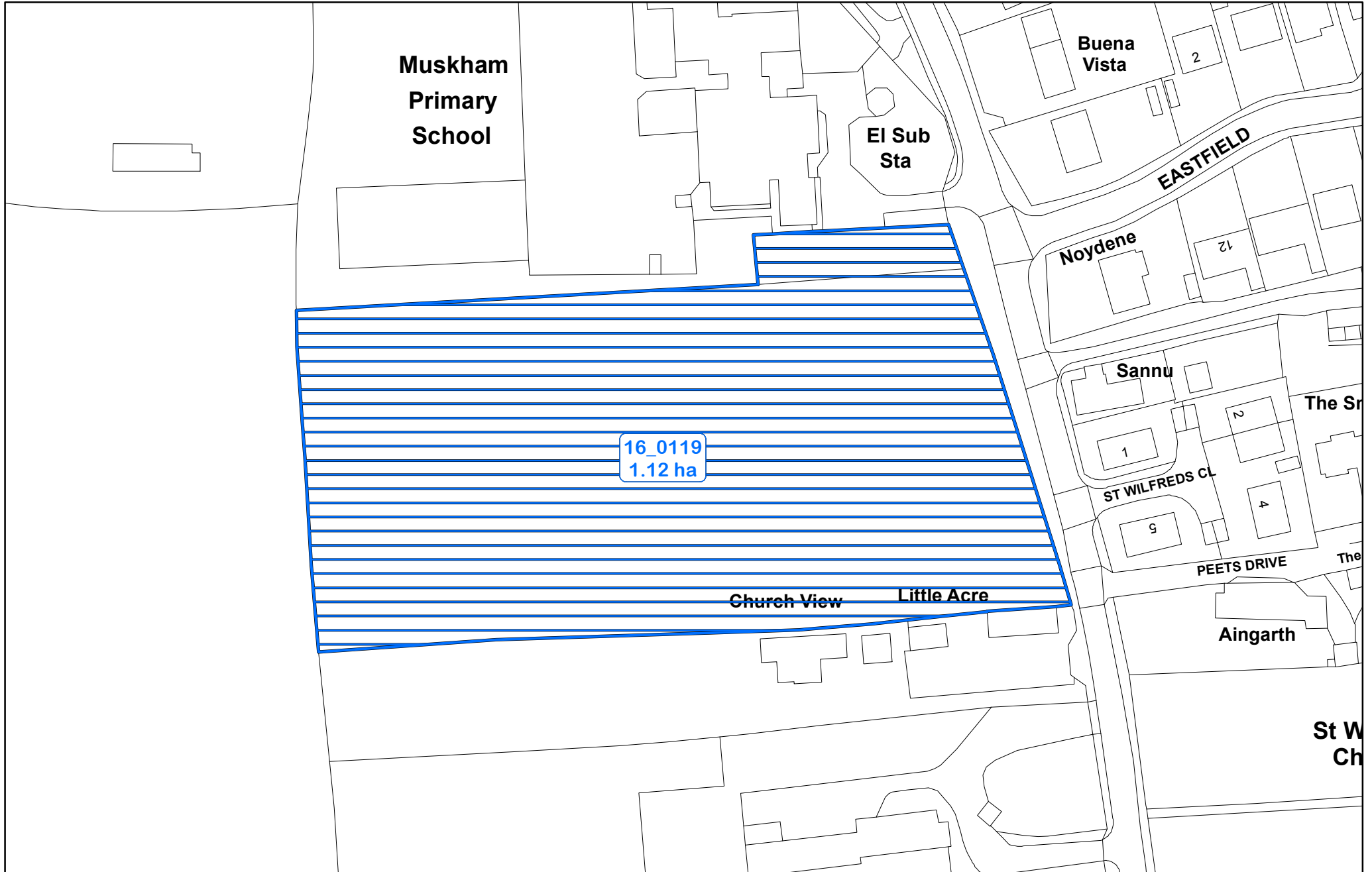
Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Conclusion: Available within 5 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

SHELAA 2016 Sites (Landscape)



South Muskham

Site Reference Number: 16_0114 Site Address Main Street (Old Grange Farm) South Muskham
Housing/Employment/Both: Housing Area (Ha): 0.65
Parish: South Muskham Ward: Muskham

Suitability Conclusion: May be Suitable
Availability Conclusion: Available within 5 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

Planning permission previously granted on site. The site is both available and achievable. Any future applications will need to address the following issues. Approximately 1.5% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Any possible development would need to address any potential impact on the heritage asset within or nearby the site.

SUITABILITY

Character Land Use Location: May be suitable

Location: Within settlement / adjacent settlement PDL/Greenfield PDL
 Area: PDL 0.65 ha Area: Greenfield
 Area Character: Countryside / agricultural / residential
 Setting : Countryside / residential
 Current Use: Residential / agriculture

Policy: May be suitable

Current Policy Status: SP3 DM8 Other Policy Constraints:
 Conflicting Issues:

Access to Services : May be suitable

Within 800m or 10mins walking		Within 30 mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area:
GP/Health Centre: No	Cash Machine Post Office:	Further Education: Yes	Hospital: Yes
Store of Local Importance:		Supermarket:	Employment: No
Proximity to town centre: Over 1km from a town centre. 3611m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Within 400m of publicly accessible green space		Green Space Strategy Comments: 65m	

Physical Constraints : May be suitable

Highway Engineers Comments:

Topography Constraints:

Contaminated Land?: No

Contamination Category: C - Potentially contaminative usage is yet to be identified at the site or surrounding areas

Agricultural land quality : 100% Grade 3 Good - Moderate

Access to Utilities:

Site Apparatus:

Neighbour Issues:

Flood Zone: 1.5% Flood Zone 3, 98.5% Flood Zone 2

Surface Water Flooding: Very Low Risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views:

Impact on existing recreational use: No

Protected Species/Habitats :

Tree Preservation Order:

Natural Features on site

Conservation Area : No

Heritage asset (designated & non designated):
Yes. Grade II Listed Farmhouse adjacent to site.

Suitability Conclusion: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments:

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints:

Ownership Comments:

Legal Issues:

Legal Comments:

Timescale: 0-5 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available within 5 Years

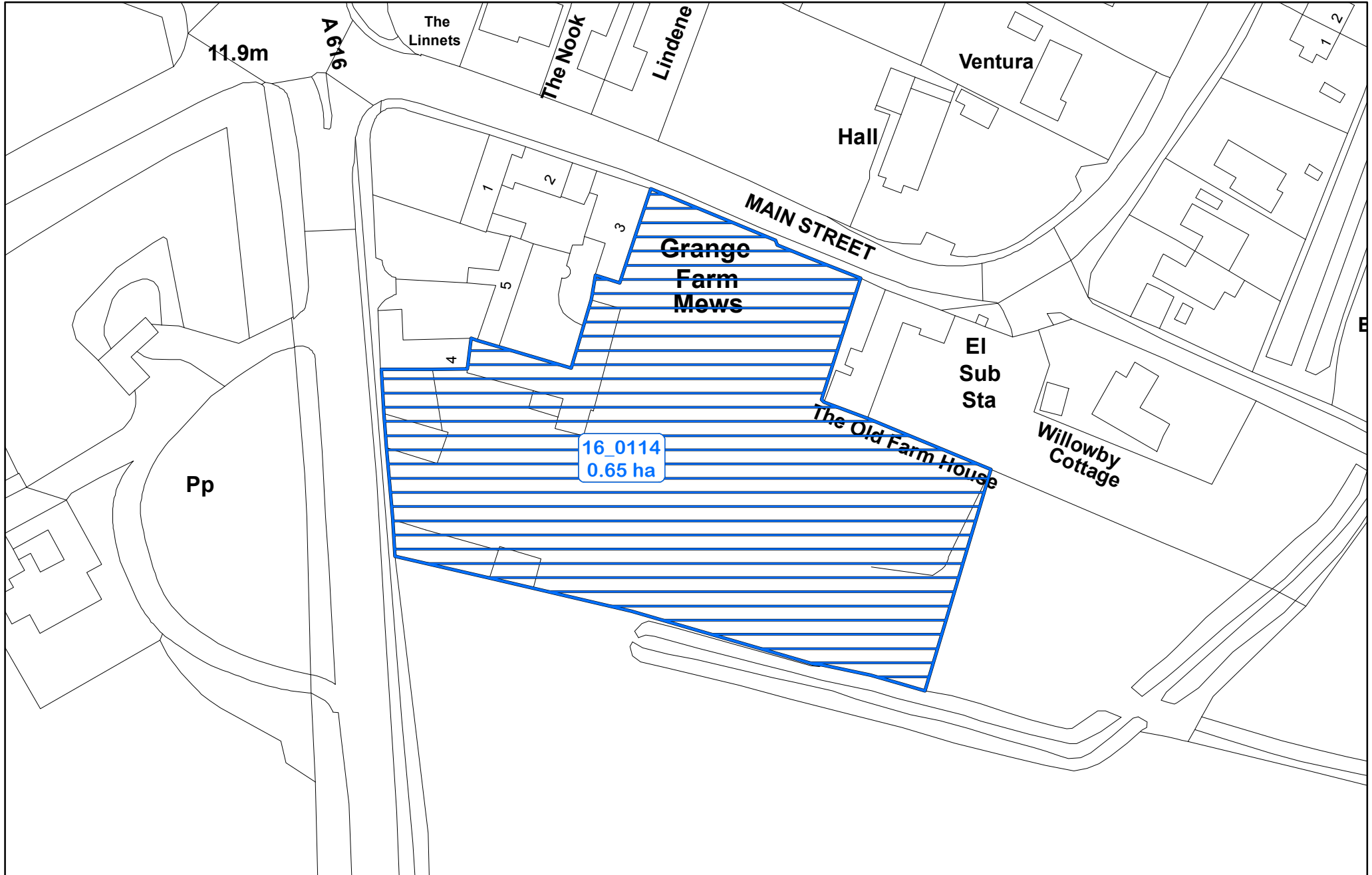
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Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Permission (06/01180/FULM) is extant for 15 new dwellings - some new build, some conversion of existing agricultural buildings

SHELAA 2016 Sites (Landscape)



Winthorpe

Winthorpe

Please note that site 16_0132 North of the A17 is actually within Winthorpe Parish. However, since it is allocated as a site within the Newark Urban Area, NUA/MU/1 the assessment is included within Newark.